

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0154-00

Planning Report Date: July 12, 2010

**PROPOSAL:**

- **Development Variance Permit**

in order to defer the sanitary sewer connection requirement to allow subdivision to create a park lot and an industrial lot.

**LOCATION:**

Portion of 9827 - 186 Street, 18795 - 98A Avenue & Portion of 186 Street

**OWNER:**

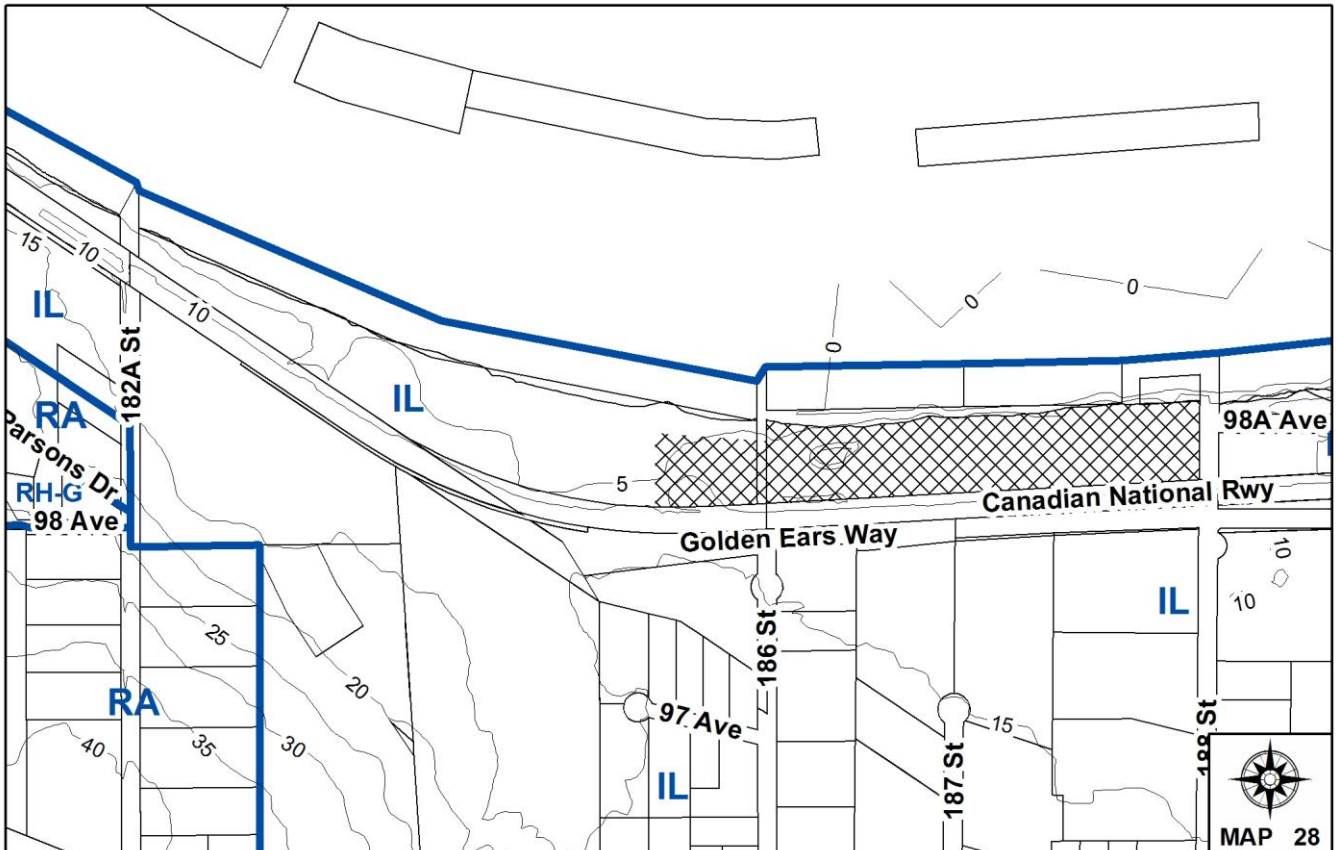
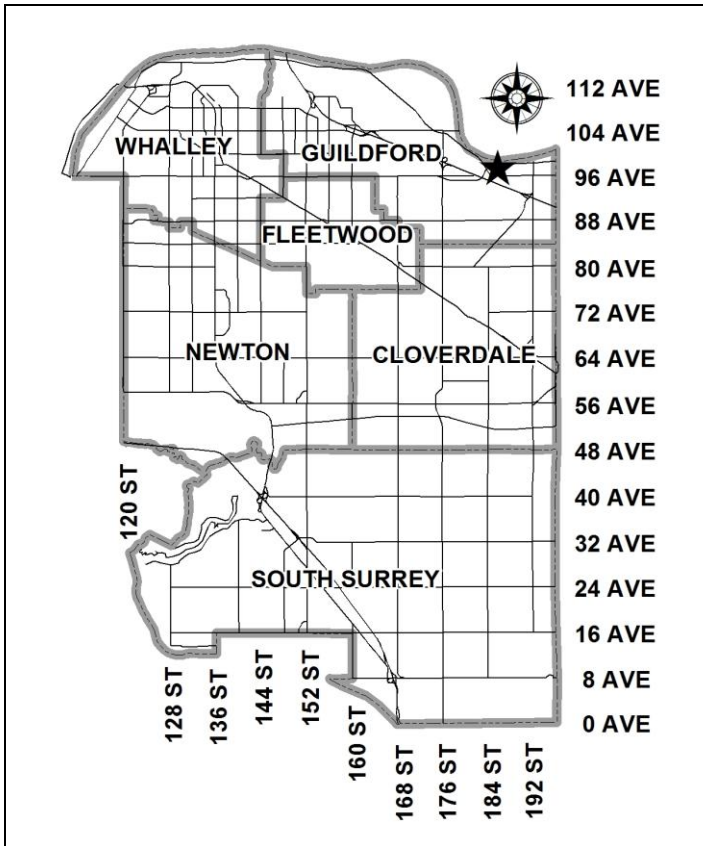
S & R Sawmills Ltd.

**ZONING:**

IL

**OCP DESIGNATION:**

Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting to defer the Engineering Works & Service requirement for a sanitary sewer connection.

RATIONALE OF RECOMMENDATION

- A portion of the subject site is currently being used as part of the larger S & R Sawmills operation.
- The proposed subdivision is to facilitate parkland acquisition by the City in keeping with the Parks, Recreation and Culture Ten-Year Strategic Plan.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0154-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) To vary the requirement of the Surrey Subdivision and Development By-law No. 8830, Section 24(a) and Schedule "A" Table 1, to defer the connection to a sanitary sewage collection system connected to the City trunk sewage mains until such time as the land is further developed.

**REFERRALS**

**Engineering:** The Engineering Department has no objection to the project provided a statutory right-of-way is secured for storm sewer drainage.

**Ministry of Environment (MOE):** The site profile will be forwarded to the Site Registrar for upload to the Site Registry. The subdivision application can be processed without further Ministry involvement.

**SITE CHARACTERISTICS**

**Existing Land Use:** Industrial (sawmill) on the eastern portion and vacant treed slope on the western portion.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across Parsons Channel/Fraser River):	Barnston Island.	n/a	n/a
East (Across 188 Street):	S & R Sawmills.	Industrial	IL
South (Across Canadian National Railway and Golden Ears Way):	Industrial	Industrial	IL
West (Across 182A Street):	Industrial	Industrial	IL

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is located in the Port Kells Industrial area, on 186 Street north of Golden Ears Way. The site consists of two properties, is designated Industrial in the Official Community Plan and is zoned IL.
- Since the 1970s the City and S&R Sawmills have been discussing the exchange of various land holdings in the north Port Kells industrial area. With the completion of the Golden Ears Bridge, both parties have been able to work out an agreement that satisfies their respective requirements.
- Under this proposed agreement the City will acquire 12.16 acres of waterfront land, as well as secure rights-of-way for an important existing drainage outlet. In exchange S&R will be receiving 3.128 acres of City land and surplus road (portion of 186 Street) and will also be granted the right to temporarily use portions of surplus City road totaling 2.35 acres.
- The Parks, Recreation & Culture Department has identified the western portion of the western subject lot for acquisition for waterfront park purposes in keeping with the PRC Ten-Year Strategic Plan. S&R requires the southeasterly 1.84 acres of the western subject lot for wood mill operational purposes.
- At the Regular Council - Public Hearing meeting on July 27, 2009, Council considered a proposed land exchange between the City and S&R Sawmills (Corporate Report No. R141). At this meeting, Council approved the sale of certain City lands located along 98A Avenue to S&R Sawmills and authorised the City Clerk to bring forward a by-law to close and remove specific unopened portions of road.
- Further discussions with the applicant revealed that the property at 9827-186 Street must be consolidated with the property at 18795-98A Avenue. As such, a portion of 186 Street fronting both properties must be closed.
- On April 12, 2010, Council considered the proposed road closure (Corporate Report No. R071) and authorized the City Clerk to bring forward a by-law to close and remove the dedication as highway on a 558-square metre (6,006 sq.ft.) portion of road adjacent to 9827-186 Street [RES. R10-645].
- It is anticipated that both road closure by-laws will be introduced on July 12, 2010.
- The Engineering Department notes that the eastern subject lot is fully occupied by the existing saw mill but the lot does not front the City sanitary sewer system and there is no connection to the City sanitary sewer. Consequently, as part of this subdivision application a Development Variance Permit is required to allow the subdivision to proceed and the existing buildings to remain on an alternate sewer disposal system.

### Proposed Development:

- Both of the subject properties are owned by S&R Sawmills. The City will be acquiring the westernmost 12.16 acres of the western subject lot (9827-186 Street) for parkland. This parkland

acquisition is consistent with the Parks, Recreation and Culture Department's Ten-Year Strategic Plan. S&R requires the southeasterly 1.84 acres of the site for wood mill operational purposes.

- The remaining 1.84 acres of 9827-186 Street will be consolidated with 18795-98A Avenue and the closed portion of 186 Street.
- The applicant is requesting a Development Variance Permit to defer the sanitary sewer requirement, in order to proceed with the proposed subdivision.

#### BY-LAW VARIANCE AND JUSTIFICATION

##### (a) Requested Variance

- To defer the sanitary sewer requirement of the Subdivision and Development By-law for the eastern subject lot until the lands are further developed.

##### Applicant's Reasons

- There is no net increase in the number of lots created through this subdivision application. The site is fully developed, and the area surrounding the subject site is developed to the same servicing standard.

##### Staff Comments

- The applicant would typically be responsible for servicing the proposed new eastern lot as required by the Surrey Subdivision and Development By-law.
- There is no net increase in the number of lots created through this subdivision application. The applicant and the City are completing a land exchange in order to acquire parkland in keeping with the Parks, Recreation & Culture Ten-Year Strategic Plan.
- The subject site is fully occupied by the existing sawmill.
- Deferring the requirement for sanitary sewer connections will allow the existing buildings to remain on the sewage disposal system currently being used on the property.
- The Engineering Department can support the requested variance.

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 Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7909-0154-00

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:                      Ken Woodward, City of Surrey  
                         Address:                      14245 – 56 Avenue  
    Surrey, BC V3X 3A2  
    Tel:                              604-598-5722
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:              Portion of 9827 – 186 Street, 18795 – 98A Avenue and  
    Portion of 186 Street
  
  - (b)      Civic Address:                      Portion of 9827 – 186 Street  
                         Owner:                              S & R Sawmills Ltd.  
                         Portion of PID:                      012-881-660  
                         Parcel "F" (Reference Plan 6142) District Lot 99 Group 2
  
  - (c)      Civic Address:                      18795 – 98A Avenue  
                         Owner:                              S & R Sawmills Ltd.  
                         PID:                                      013-036-441  
                         Pt. N R/W DL388A Ex. 1751 and 6282 and 9722 and 14181)
  
  - (f)      Civic Address:                      Portion of 186 Street
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7909-0154-00.

## SUBDIVISION DATA SHEET

Existing Zoning: IL

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	23.1 ac
Hectares	9.3 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	70 m – 82 m
Range of lot areas (square metres)	49,211 m <sup>2</sup> - 44,491 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	49,211 m <sup>2</sup>
% of Gross Site	52%
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	NO
<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	YES
Building Retention	NO
Others	NO