

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7909-0196-00

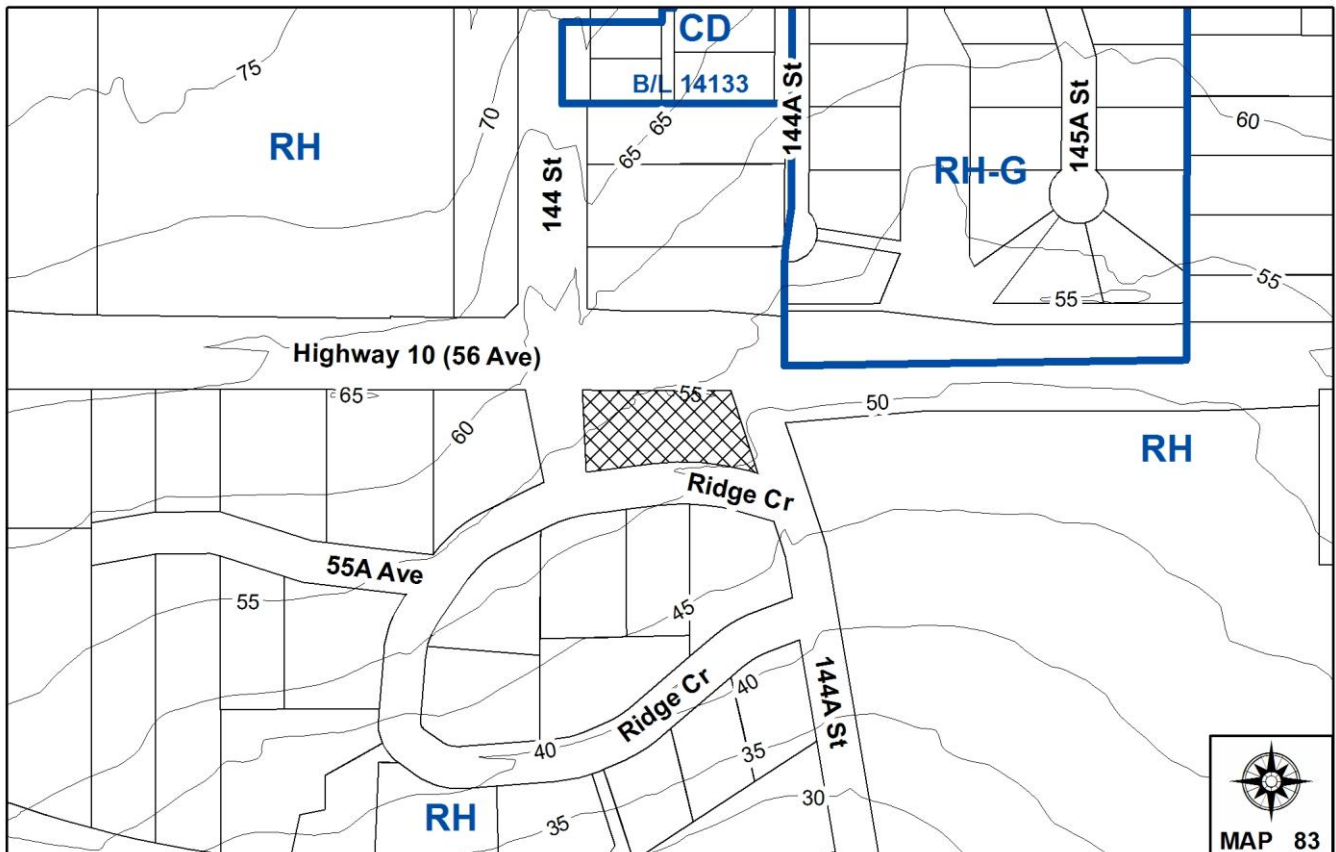
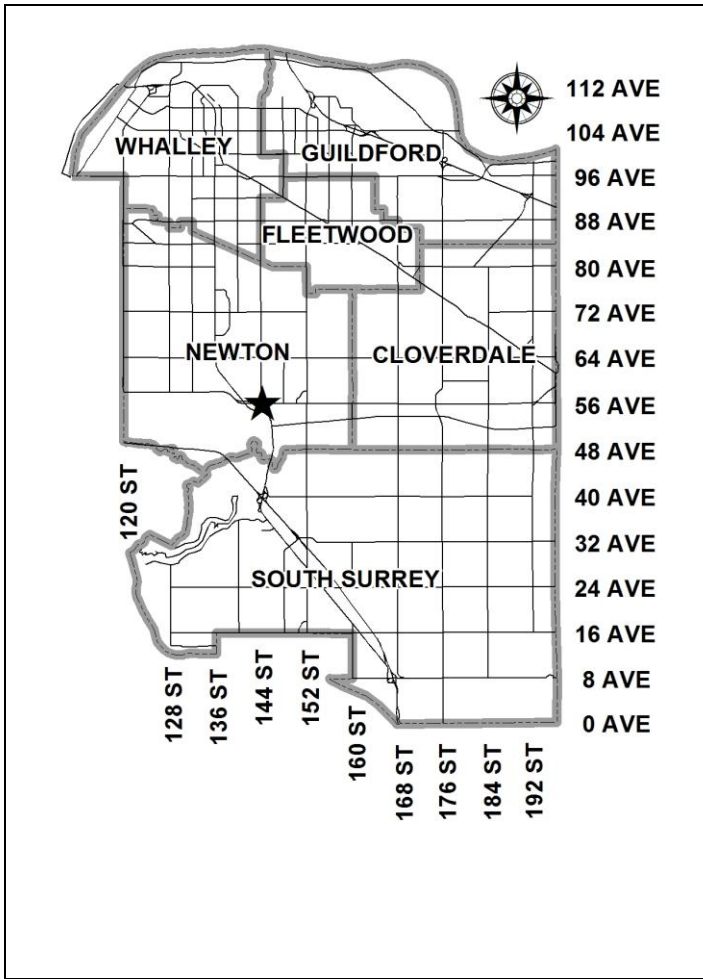
Planning Report Date: March 22, 2010

PROPOSAL:

- OCP Text Amendment
- Temporary Use Permit

in order to allow operation of a limousine rental business including parking of limousines, for a period not to exceed two years.

LOCATION: 14409 Ridge Crescent
OWNERS: Ranjit and Manjit Virk
ZONING: RH
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban Residential (1/2 Acre)



RECOMMENDATION SUMMARY

- By-law Introduction and set a date for Public Hearing for OCP Amendment.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The existing, unauthorized limousine rental business is not permitted on the existing RH zoning or in the "Suburban" designation on the Newton Local Area Plan (LAP) or Official Community Plan. The owner seeks an OCP Amendment and a Temporary Use Permit (TUP) to legalize the use for a two year period.

RATIONALE OF RECOMMENDATION

- At the December 14, 2009 Council meeting, Council motioned "that Application 7909-0196-00 be referred to staff and proceed to Public Notification". The recommendation is consistent with Council's directive.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. 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.
3. Council approve Temporary Use Permit No. 7909-0196-00 (Appendix IV) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (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) approval from the Ministry of Transportation & Infrastructure; and
 - (c) submission of adequate security to ensure the vehicles are removed and the site is returned to its original residential state upon the expiry of the Temporary 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.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

SITE CHARACTERISTICS

Existing Land Use: A limousine rental company is operating, including parking of limousines.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across No. 10 Hwy), East (Across unconstructed 144A Street), South (Across Ridge Crescent) and West (Across 144 Street):	Single family residential	Suburban / Suburban Residential (1/2 Acre)	RH

DEVELOPMENT CONSIDERATIONS

- In October 2009, the applicant applied for a Temporary Use Permit (TUP) to permit operation of a limousine rental business, including parking of limousines, and an Official Community Plan amendment to declare the property at 14409 Ridge Crescent a TUP Area. City staff forwarded a report to Council on December 14, 2009 recommending that the TUP be denied (Appendix V). However, Council made the motion "that Application 7909-0196-00 be referred to staff and proceed to public notification".
- Staff is forwarding the proposed TUP and associated OCP Amendment for Council's consideration. The TUP requires a public notification process and the OCP Amendment requires a Public Hearing.
- If approved, the TUP would be valid for a two year period from the date of approval.

PUBLIC CONSULTATION PROCESS FOR 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 and Action Summary
Appendix II.	Site Plan, Site Photo
Appendix III.	Engineering Summary
Appendix IV.	Temporary Use Permit No. 7909-0196-00
Appendix V.	November 30, 2009 Planning Report

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: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 – 65 Richmond Street
 New Westminster, B.C. V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 14409 Ridge Crescent

 - (b) Civic Address: 14409 Ridge Crescent
 Owners: Ranjit Singh Virk and Manjit Singh Virk
 PID: 009-949-640
 Lot "E" District Lot 232 Group 2 New Westminster District Plan 14501

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to designate the property at 14409 Ridge Crescent a Temporary Industrial Use Permit Area.

 - (b) Application is under the jurisdiction of MOTI.
 MOTI File No. 2009-07078

 - (c) Proceed with Public Notification for Temporary Use Permit No. 7909-0196-00.