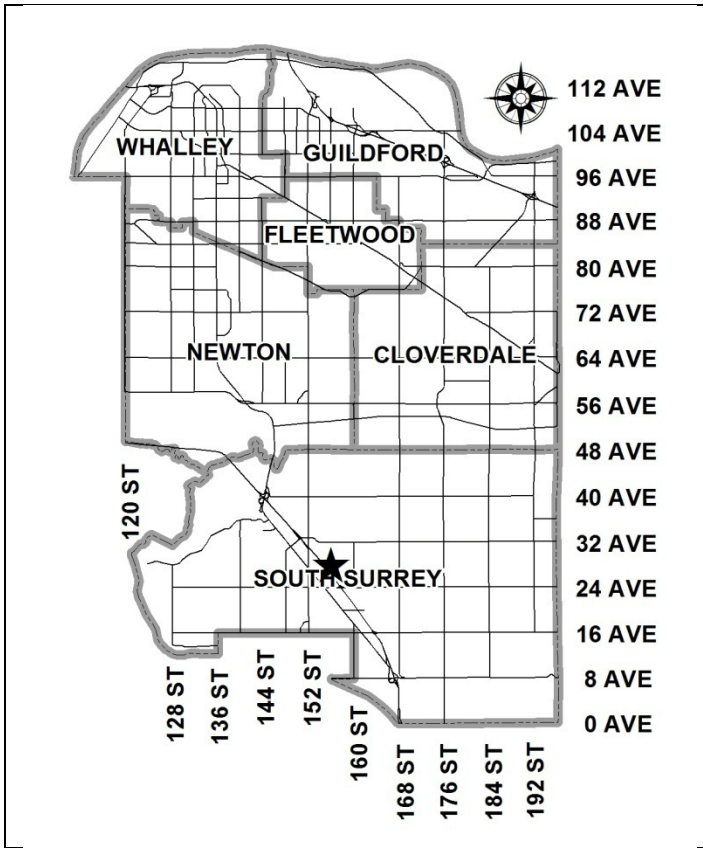


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0064-00

Planning Report Date: June 27, 2011



**PROPOSAL:**

- **Temporary Use Permit**

in order to permit the outdoor storage of recreational vehicles for a period not to exceed two (2) years.

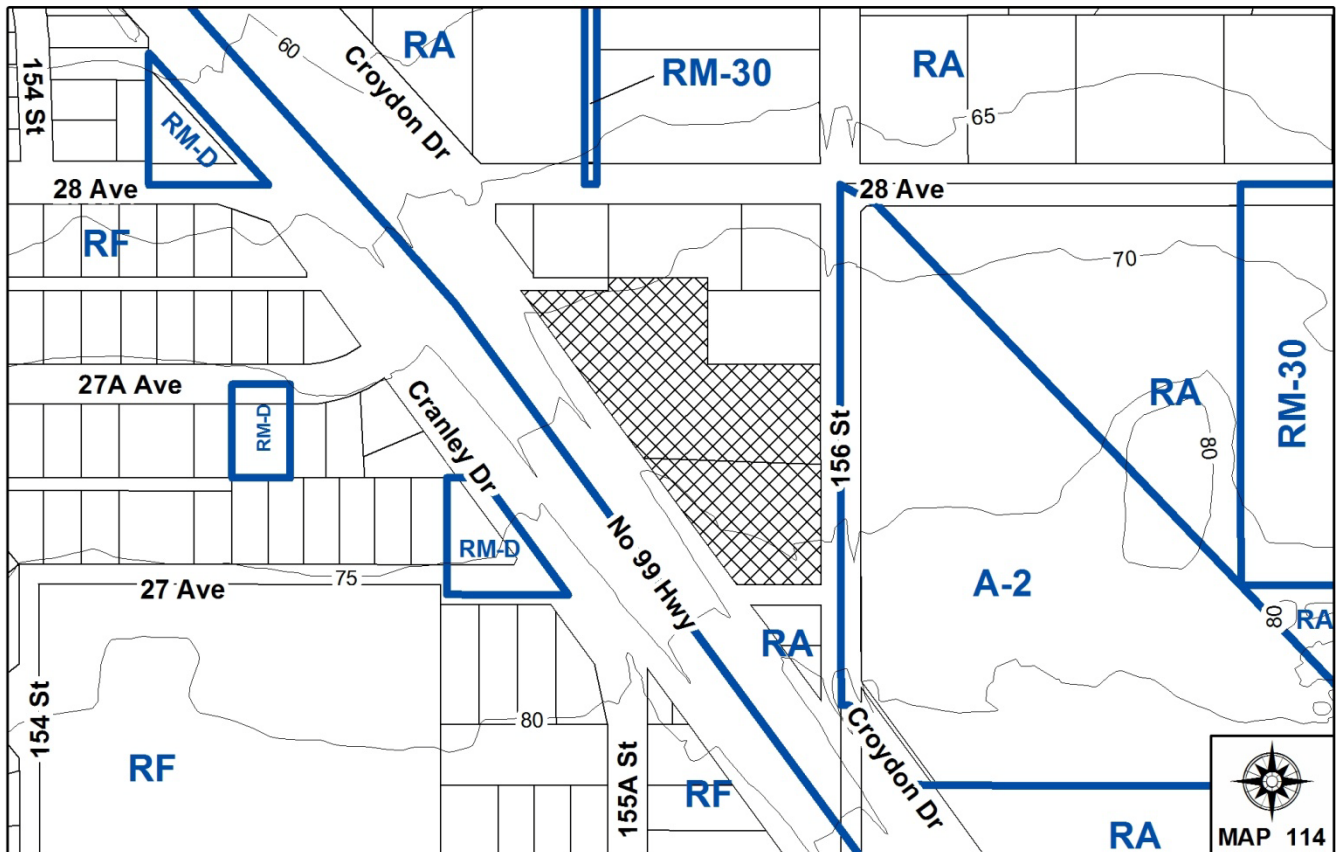
**LOCATION:** 2715 and 2743 - 156 Street

**OWNER:** Karsten David Roh

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Business Park/Light Industrial



### RECOMMENDATION SUMMARY

- The Planning and Development Department recommends that the Temporary Use Permit (TUP) extension be denied.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed TUP does not comply with the current zoning on the site or the site's "Business Park/Light Industrial" designation in the Highway 99 Corridor Local Area Plan.

### RATIONALE OF RECOMMENDATION

- Does not comply with the LAP Designation (Business Park/Light Industrial).
- The proposed TUP extension is a low value land use. Permitting an expansion and extension of the temporary use makes the site less likely to be redeveloped in the near future in accordance with the "Business Park/Light Industrial" designation of the Highway 99 Corridor Plan and hinders land assembly required in order for this area to reach its ultimate planned state.
- Area residents have raised objections to the proposal.
- The applicant's second TUP expired on February 23, 2011. In light of public concerns, as well as recent development in the Grandview and Highway 99 Corridor area, a two-year extension of the TUP is not supportable.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

REFERRALS

Engineering: The Engineering Department has no objection to the project, as outlined in Appendix III.

BC Hydro: No concerns.

SITE CHARACTERISTICS

Existing Land Use: 2715 - 156 Street-single family dwelling; 2743 - 156 Street-duplex dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential.	Suburban/Business Park/Light Industrial	RA
Directly East:	Duplex dwelling.	Suburban/Business Park/Light Industrial	RA
East (Across 156 Street):	Residences.	Suburban/Business Park/Light Industrial	A-2
South:	Two small vacant parcels.	Suburban/Buffers	RA
West (Across Highway No. 99):	Residential dwellings.	Urban	RF and RM-D

DEVELOPMENT CONSIDERATIONS

- The applicant is applying for a 2-year extension of an existing TUP to permit parking of recreational vehicles (i.e., fifth wheels, straight hitch, RVs, boats), for a period not to exceed two years, at 2715 and 2743 - 156 Street (Appendix II).
- Under file No. 7904-0322-00, the properties at 2715 and 2743 - 156 Street were declared Temporary Industrial Use Permit Areas in the Official Community Plan (OCP).
- In January 2008, the applicant applied to renew and expand his temporary use (File No. 7908-0008-00) to include the property at 2715 - 156 Street, as TUP No. 7904-0322-00 was set to expire on March 27, 2008. City staff forwarded a report to Council on February 25, 2008 recommending that the TUP be denied due to public concerns about drainage and visual impacts associated with the proposed use, as well as staff concerns about such a proposal delaying the ultimate development of this land for industrial/business park uses in accordance with the Highway 99 Corridor Land Use Plan. Council resolved: "That Temporary Use Permit No. 7904-0322-00 [7908-0008-00] be referred back to staff."

- The applicant was ultimately issued a TUP (No. 7908-0008-00) on February 23, 2009 to permit parking of recreational vehicles on 2715 and 2743 - 156 Street. This TUP expired on February 23, 2011.
- The subject site is within the Highway 99 Corridor Land Use Plan and the subject site is designated for "Business Park/Light Industrial" uses. Since the last TUP extension, development within the Highway 99 Corridor, particularly at Grandview Corners (24 Avenue and 160 Street) has been very active and development is moving northward towards the subject site (Appendix IV).
- The applicant contends that the proposed TUP would provide him with revenue that will allow him to move forward with plans for redeveloping the site in the future. The applicant recognizes that the Highway 99 Corridor is changing and desires to pursue redevelopment of his site in the future.
- The proposed TUP is a low value land use and is not compatible with the "Business Park/Light Industrial" designation on the site. Permitting an extension of the current TUP, which expired on February 23, 2011, makes the site less likely to be redeveloped in the near future and hinders land assembly required in order for this area to reach its ultimate planned state.
- Achieving business park and industrial development within the Highway 99 Corridor Plan area is important to achieving the City's goal of providing more local employment opportunities for Surrey residents. Extension and expansion of the TUP area for recreational vehicle parking will likely further delay any possible redevelopment on this area and does not support this goal.
- Should Council wish to allow the proposed TUP to be extended, a motion should be passed to allow Temporary Industrial Use Permit No. 7911-0064-00 (Appendix V) to proceed to Public Notification.

#### PRE-NOTIFICATION

Pre-notification letters were sent on April 26, 2011. Three (3) letters were received from residents immediately adjacent to the subject site opposing the TUP extension. Their concerns include the negative visual impact of recreational vehicle storage, the incompatibility of the use with the residential zone (RA), and the temporary sterilization of the development potential of their properties, since the use hinders land consolidation in the area.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Site Plan
- Appendix III. Engineering Summary
- Appendix IV. Current/New Development in the Vicinity of the Subject Site
- Appendix V. Temporary Industrial Use Permit No. 7911-0064-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/kms

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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:                Karsten D. Roh  
                         Address:            2745 - 156 Street  
                                                Surrey, BC  
                                                V3S 0C5  
                         Tel:                    604-538-6794  
                                                604-340-5969

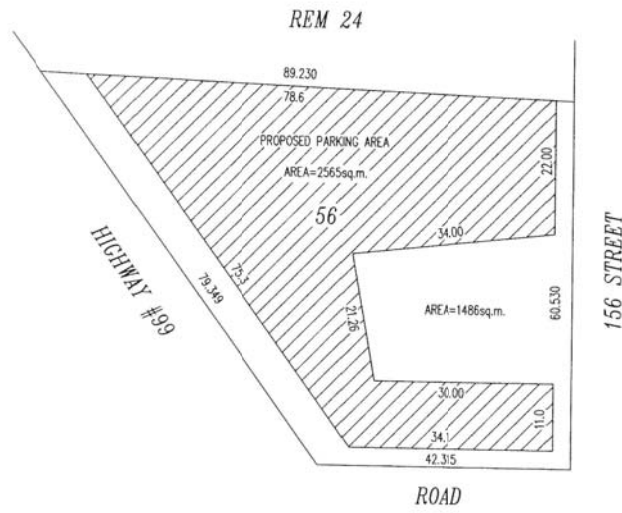
2.      Properties involved in the Application

- (a)      Civic Address:            2743 and 2715 - 156 Street
- (b)      Civic Address:            2743 - 156 Street  
            Owner:                    Karsten David Roh  
            PID:                        009-599-215  
            Parcel "B" (559233E) Lot 24 Except: Firstly: Parcel "A" (Explanatory Plan 17400) Secondly:  
            Part Subdivided by Plan 27569; Section 23 Township 1 New Westminster District Plan  
            20916
- (c)      Civic Address:            2715 - 156 Street  
            Owner:                    Karsten David Roh  
            PID:                        008-905-576  
            Lot 56 Section 23 Township 1 New Westminster District Plan 27569

3.      Summary of Actions for City Clerk's Office

SKETCH OF PROPOSED PARKING AREA ON LOT 56, SECTION 23, TOWNSHIP 1, N.W.D., PLAN 27569

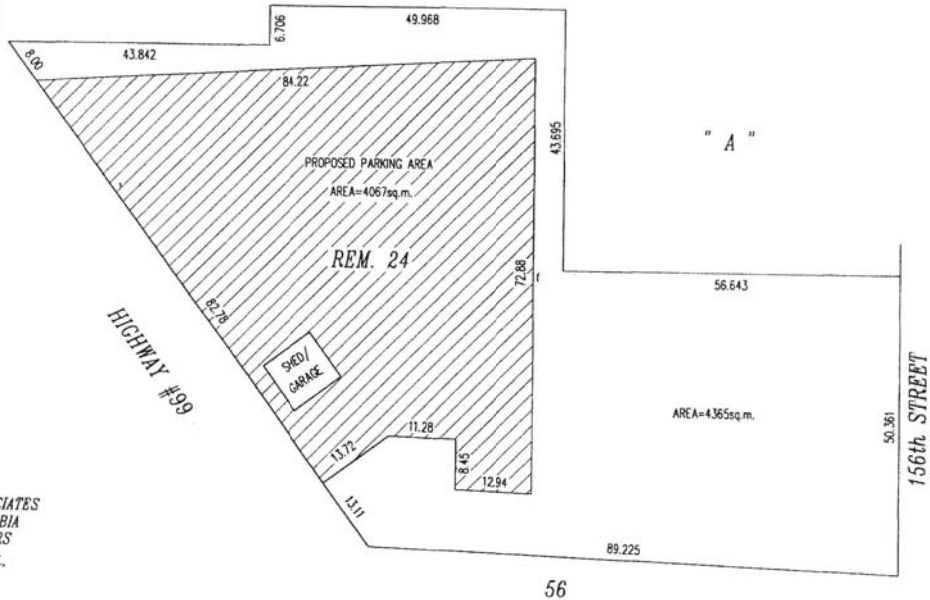
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OLSEN & ASSOCIATES  
 BRITISH COLUMBIA  
 LAND SURVEYORS  
 204-15585 24th AVE.,  
 SURREY, B.C.  
 V4A 2J4  
 Telephone : 531-4067  
 Fax : 531-5811

SKETCH OF PROPOSED PARKING AREA ON PCL."B"(S.S.233E) EXCEPT:  
 FIRSTLY: PCL "A" (EX. PLAN 17400) SECONDLY: PART SUBDIVIDED BY  
 PLAN 27569, SEC.23, Tp.1,  
 N.W.D., PLAN 20916

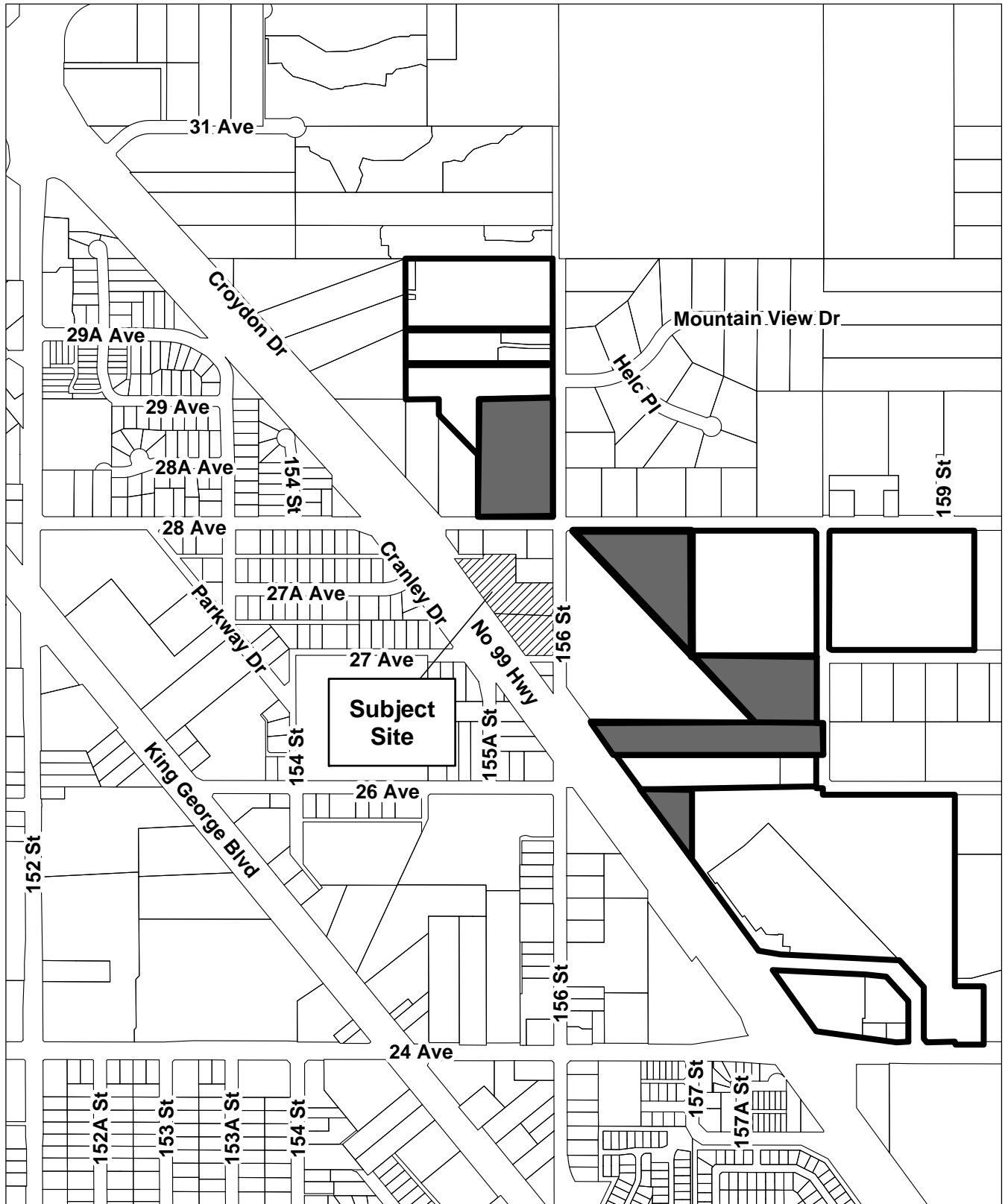
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### Developed & Developing Properties

 Developed

 Developing



## CITY OF SURREY

(the "City")

**TEMPORARY INDUSTRIAL USE PERMIT**

NO.: 7911-0064-00

Issued To: KARSTEN D. ROH

("the Owner")

Address of Owner: 2745 - 156 Street  
Surrey, BC  
V3S 0C5

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-599-215

Parcel "B" (559233E) Lot 24 Except: Firstly: Parcel "A" (Explanatory Plan 17400) Secondly: Part Subdivided by Plan 27569; Section 23 Township 1 New Westminster District Plan 20916

2743 - 156 Street

Parcel Identifier: 008-905-576

Lot 56 Section 23 Township 1 New Westminster District Plan 27569

2715 - 156 Street

(the "Land")

- 3 The Land has been designated as a Temporary Industrial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
- 4 The temporary use permitted on the Land shall be:
  - Storage of recreational vehicles (i.e. fifth wheel, straight hitch, recreational boats, and RVs) in the area highlighted in Schedule A called "Proposed Parking Area".
  - Storage of straight body trucks, tractors, and tractor-trailers is not permitted.
- 5 The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

- 6. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
- 7. This temporary use permit is not transferable.
- 8. This temporary use permit shall lapse on or before two years from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

\_\_\_\_\_  
Mayor – Dianne L. Watts

\_\_\_\_\_  
City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: Signature

\_\_\_\_\_  
Name (Please Print)

OR

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Name: (Please Print)

TO THE CITY OF SURREY:

I, KARSTEN ROH (Name of Owner)

being the owner of Lot 56, Section 23, Township 1, New Westminster District Plan 27569  
(Legal Description)

known as 2715 and 2743 - 156 Street  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)