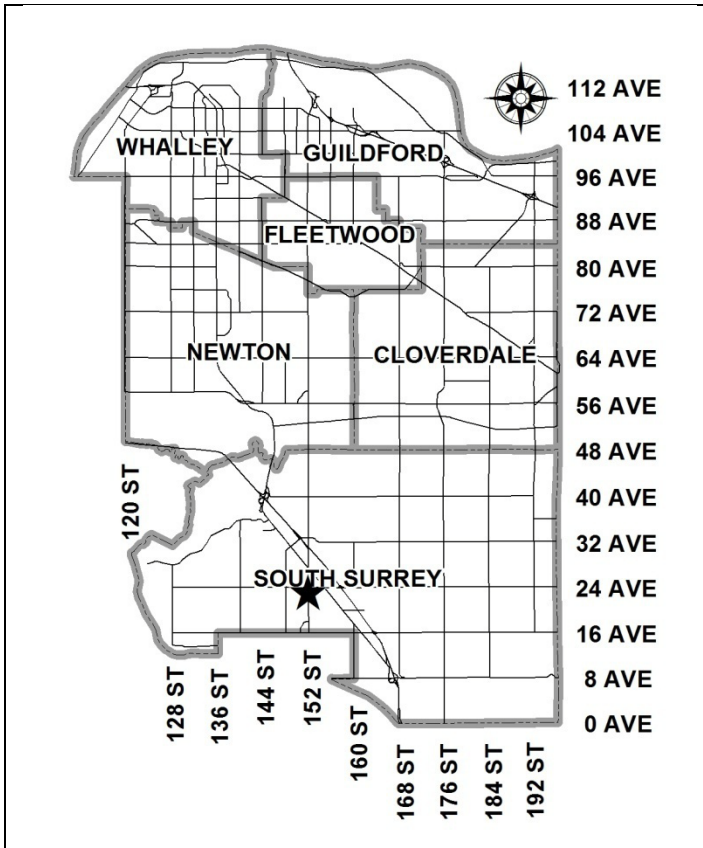


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0108-00

Planning Report Date: July 11, 2011



PROPOSAL:

- **Temporary Use Permit**

in order to allow temporary classrooms for a private school for an additional 2 years.

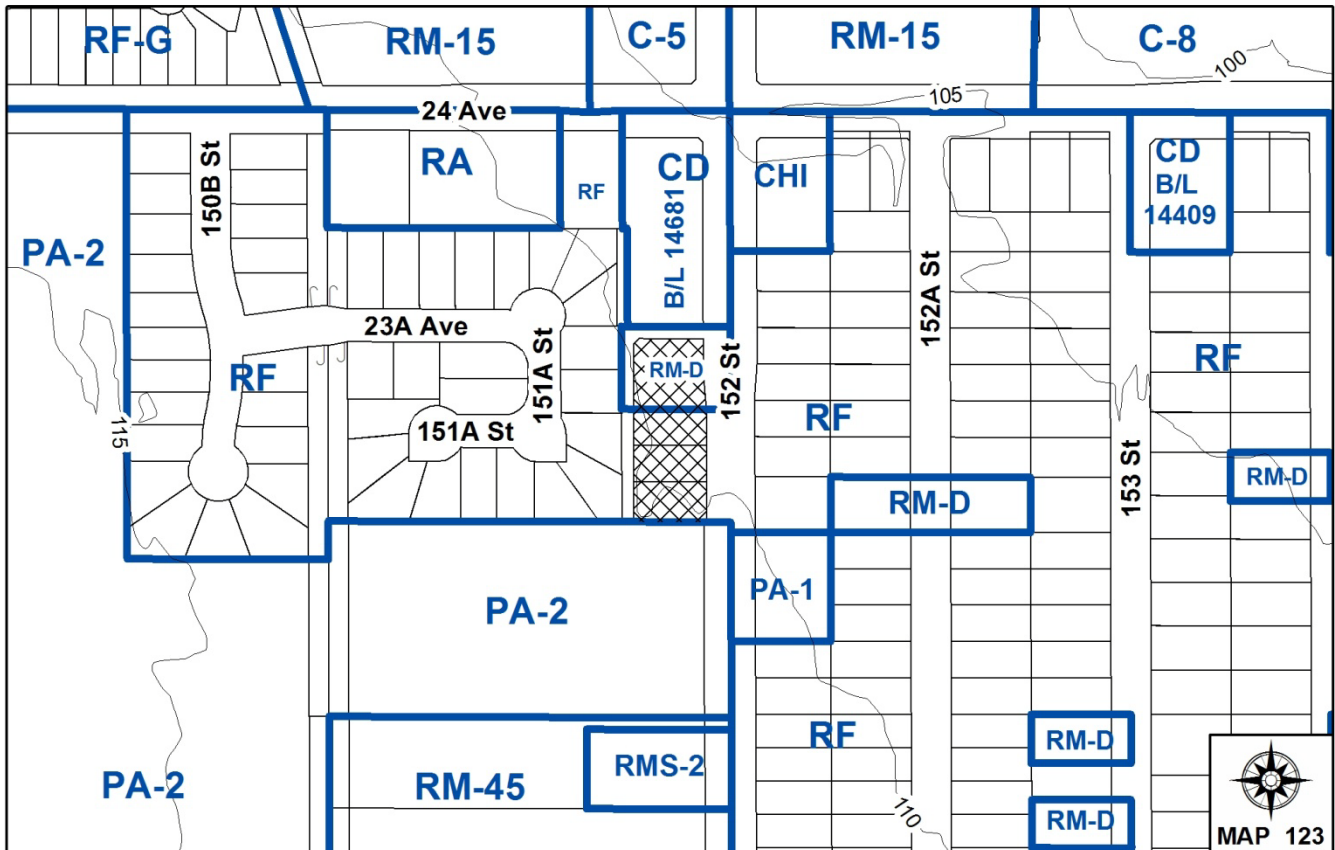
LOCATION: 2301, 2313, 2315 and 2337 - 152 Street

OWNER: Gerald M Halferty, Branny B Pajic et al

ZONING: RF & RM-D

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant, White Rock Christian Academy, is seeking a new Temporary Use Permit to allow the continuation of a temporary private school use at this site for a period of 2 additional years.

RATIONALE OF RECOMMENDATION

- The proposed use is a continuation of previous Temporary Use Permits (7907-0103-00 and 7907-0103-01) each for 2 years. The applicant seeks to extend this temporary use until July 27, 2013.
- Representatives from White Rock Christian Academy have been actively seeking an alternative site for an expanded school and have been working with the City to explore options. Additional time is needed for this process.
- The site of the Temporary Use is well maintained by the White Rock Christian Academy and is a significant improvement from the previous dwellings that were on the site which were in disrepair.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7911-0108-00 (Appendix II) to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Four (4) classroom portables being used by the White Rock Christian Academy.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North across a lane:	Gas station	Urban/Commercial	CD Zone, By-law No. 14681
East across 152 Street:	Single Family Residential Dwellings	Urban/Townhouses	RF
South:	White Rock Christian Academy and Life Church	Urban/Institutional	PA-2
West across a lane:	Single Family Residential Dwellings	Urban/Urban Residential	RF

DEVELOPMENT CONSIDERATIONSTemporary Use Permit No. 7907-0103-00 and 7907-0103-01

- On July 23, 2007, a Temporary Use Permit (TUP no. 7907-0103-00) was issued to White Rock Christian Academy (WRCA) to allow for the operation of a private school in 4 portables on the 4 properties, 2301/2313/2315/2337 for a period not to exceed 2 years. In addition the property was designated a Temporary Commercial Permit Use Area in the Official Community Plan. This Temporary Use Permit was extended for another 2 years in 2009 under TUP no. 7907-0103-01.
- The main portion of the WRCA is located immediately south of the subject site, at 2265 152 Street and shares that property with Life Church. WRCA is experiencing rising enrolment and is actively seeking a new site to construct an expanded school.

- Under TUP no. 7907-0103-00 four portable classrooms were placed on the subject site. They were sited to minimize impact on the existing vegetation and to meet the spatial separation requirements required for fire safety by the Building Code.

Proposed TUP Extension

- The applicant is seeking a new TUP to allow the temporary school use for an additional 2 years to allow additional time to find an alternative site for the construction of an expanded school.
- No parking is required on the site as the school and church site to the south have abundant parking. No access from 152 is required.
- The applicant has provided a financial security of \$10,000 to ensure the removal of the temporary structures from the site to be returned to its original condition prior to the issuance of the Temporary Commercial Use Permit .

Staff Comments

- Representatives from White Rock Christian Academy have been actively seeking an alternative site for an expanded school and have been working with the City to explore options. Additional time is needed for this process.
- The site of the Temporary Use is well maintained by the White Rock Christian Academy and is a significant improvement from the previous dwellings that were on the site which were in disrepair.
- The proposed continuation of the TUP is supportable because the proposed temporary use is an extension of an existing private school use adjacent to the site and has only a limited impact on the area.

PRE-NOTIFICATION

Pre-notification letters were sent on May 30, 2011 and staff received one phone call. The call was from a resident located at 2239 152 Street indicating concerns about the traffic onto the main school site. The multiple unit residential building at 2239 152 Street shares a driveway with the main school site and traffic flows associated with dropping off and picking up children at the school was the concern expressed. The resident indicated that this traffic can lead to long wait times for turning north onto 152 Street and that they sometimes need to turn south onto 152 Street and then do another turn to go north.

(No changes in parking or vehicular access to the site are proposed with the 4 portables. Further, the White Rock Christian Academy has indicated that no portables have been added to the site for a number of years (6 years plus) and no further portables, i.e., additional portables, are anticipated on the main campus of the school at this time.)

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. Temporary Commercial Use Permit

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

SG/kms

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CITY OF SURREY

(the "City")

TEMPORARY COMMERCIAL USE PERMIT

NO.: 7911-0108-00

Issued To: GERALD MARTIN HALFERTY
("the Owner")

Address of Owner: 14827 Prospect Avenue
White Rock BC
V4B 2A9

Issued To: BRANNY B. PAJIC
("the Owner")

Address of Owner: 2902 - 164 Street
Surrey BC
V3S 9X4

Issued To: STEVEN GORDON CROFTS
LYNDA-MICHELE CROFTS
("the Owner")

Address of Owner: 20220 - 50 Avenue
Langley, BC
V3A 3S9

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: 005-272-335
Lot 16 Section 15 Township 1 New Westminster District Plan 72921

2301 - 152 Street

Parcel Identifier: 005-272-343
Lot 17 Section 15 Township 1 New Westminster District Plan 72921

2313 - 152 Street

Parcel Identifier: 008-822-191
Lot "A" Section 15 Township 1 New Westminster District Plan 20446

2315 152 St

Parcel Identifier: 005-272-378
Lot 18 Section 15 Township 1 New Westminster District Plan 72921

2337 - 152 Street

(the "Land")

3. The Land has been designated as a Temporary Commercial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
 - Private school operation for a period of 2 years.
 - Temporary structures for classrooms are permitted in accordance with the siting shown on the attached Schedule "A"; and
 - Temporary structures for classroom use must meet Building Code requirements and a Building Permit is required for the proposed classrooms.
5. The temporary use shall be carried out according to the following conditions:
6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash in the amount of \$10,0000 or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$10.000.
7. 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.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
9. This temporary use permit is not transferable.
10. This temporary use permit shall lapse on or before three 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, JAMIE MACDONALD (Name of Agent)

being the agent of: Lot 16 Section 15 Township 1 New Westminster District Plan 72921
Lot 17 Section 15 Township 1 New Westminster District Plan 72921
Lot "A" Section 15 Township 1 New Westminster District Plan 20446
Lot 18 Section 15 Township 1 New Westminster District Plan 72921

(Legal Description)

known as 2301, 2313, 2315 and 2337 - 152 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;

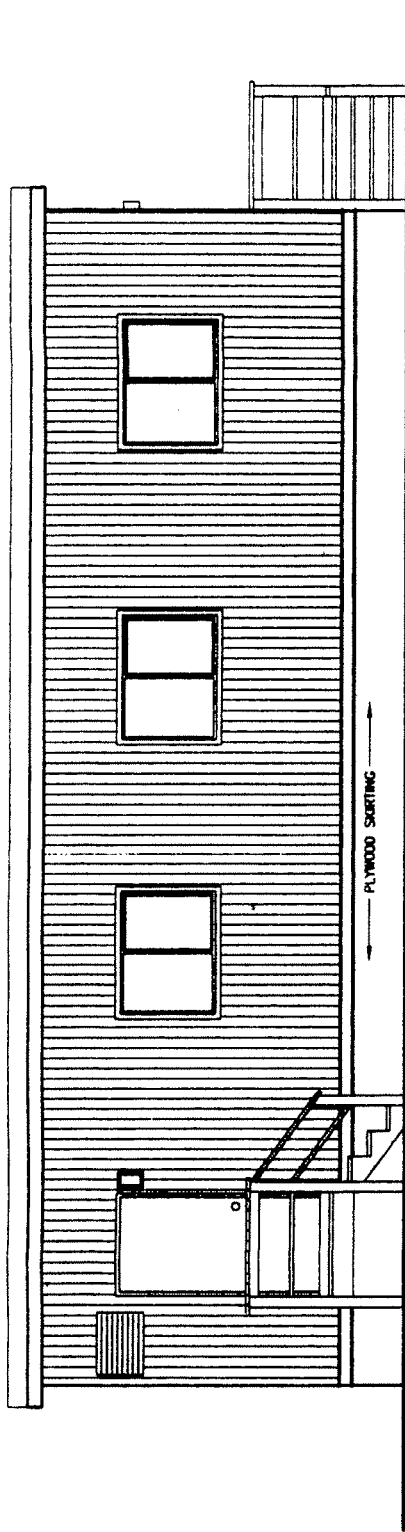
all of which shall be done not later than the termination date set out on the temporary use permit.

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.

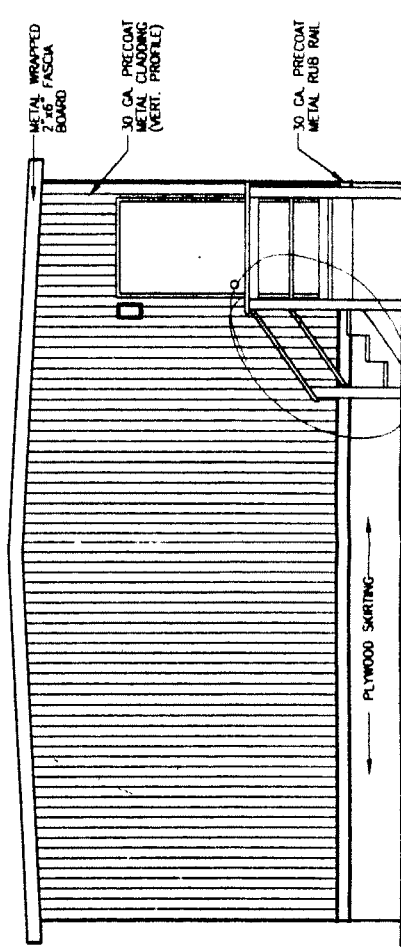
This undertaking is attached hereto and forms part of the temporary use permit.

(Agent)

(Witness)



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

TITLE

SHELTER
INDUSTRIES INC.

SCALE	DATE	SHT. No.
1/4" = 1'-0"	04/09/99	A4
DRAWN	PROJECT No.	
NC	99-4559	