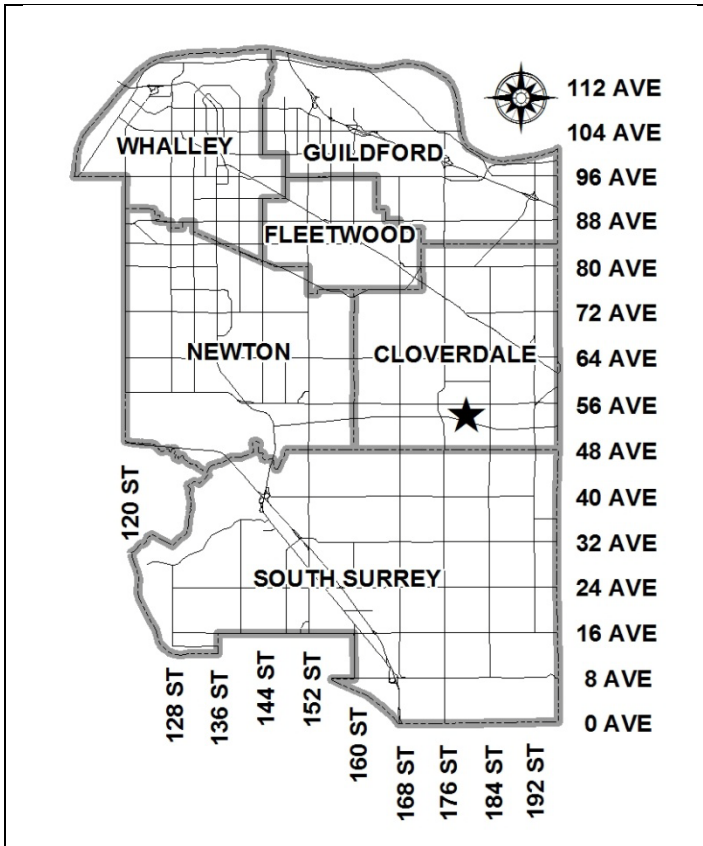


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0050-00

Planning Report Date: April 2, 2012

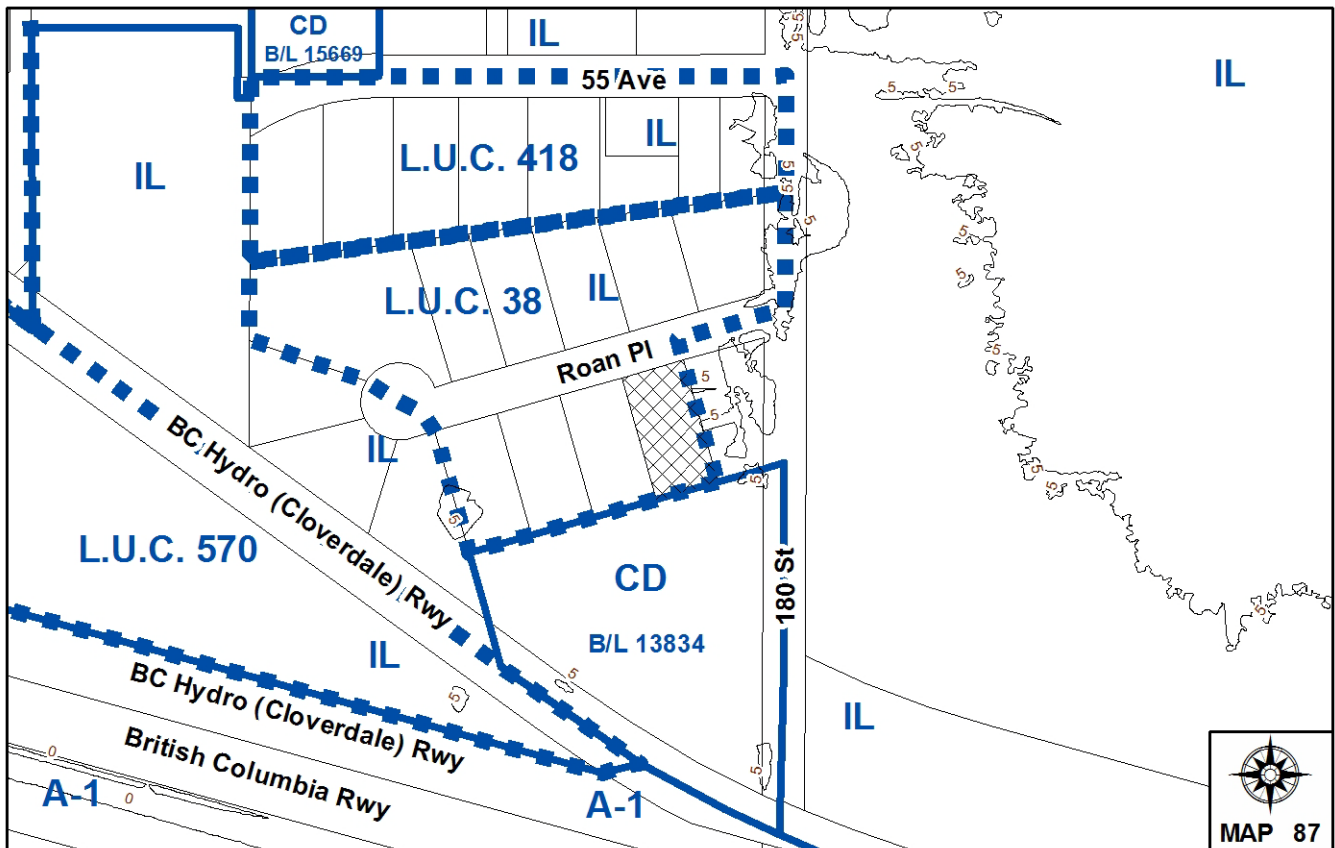


PROPOSAL:

- **Partial Land Use Contract Discharge**

in order to allow the underlying IL Zone to regulate the site.

LOCATION: 17950 Roan Place
OWNER: Double V Developments Ltd., Inc.
 No. 110677
ZONING: LUC No. 38
OCP DESIGNATION: Industrial
LAP DESIGNATION: Light Impact Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for a Partial Land Use Contract Discharge.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with Cloverdale Local Area Plan.
- The partial Land Use Contract (LUC) discharge will allow the underlying IL Zone to come into effect and facilitate future industrial development.
- The IL Zone is appropriate for this area and is consistent with the surrounding uses.
- The IL Zone provides greater flexibility in accommodating a broader range of industrial businesses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to discharge Land Use Contract No. 38 from the subject site and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to consideration of final adoption:
 - (a) approval from the Ministry of Transportation and Infrastructure.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): Comments from MOTI have been requested and approval is required.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Mixed industrial uses.	Industrial	LUC No. 38 (underlying IL Zone)
East:	Mixed industrial uses.	Industrial	IL
South:	Mixed industrial uses.	Industrial	CD (By-law No. 13834)
West:	Mixed industrial uses.	Industrial	LUC No. 38 (underlying IL Zone)

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 17950 Roan Place. The property is designated Industrial in the Official Community Plan (OCP) and regulated under Land Use Contract (LUC) No. 38. It is located on Roan Place off 180 Street in the Cloverdale Industrial area. The property is part of a 15-lot industrial subdivision created in 1974, of which 10 lots are currently regulated by LUC No. 38.
- The property is vacant and has a lot area of 1,857 square metres (0.47 acre)

- LUC No. 38 limits the land uses and structures to the following:
 - Light industry, light manufacturing and warehousing, but specifically prohibiting the manufacturing of chemicals, cement and animal substances and uses, which may result in unusual fire, explosive or safety hazards, excessive noise and emission of smoke, dust, dirt particles and heat, glare and the like;
 - Outside storage of materials, motor vehicles, and equipment provided that any such outdoor storage is within an area which is completely screened by painted block walls so as to be hidden from street exposure and visibility from adjoining premises; and
 - The repair of accessory equipment associated with motor vehicles and boats.
- The underlying IL Zone is in keeping with the OCP designation for the site and compatible with the surrounding industrial development.
- The IL Zone accommodates and regulates light impact industry, transportation industry, warehouse uses, distribution centres and limited office and service uses.
- There have been three previous Land Use Contract discharge applications (see Appendix III) in the vicinity as follows:
 - 7905-0188-00 – to discharge LUC No. 38 at 17910 Roan Place to allow the IL Zone to regulate the site, to permit for automotive service uses. Received final approval on July 24, 2006.
 - 7911-0225-00 – to discharge LUC No. 38 at 17902 and 17903 Roan Place to allow the IL Zone to regulate the site, to permit automotive service uses. Received final approval on February 6, 2012.
 - 7911-0254-00 – to discharge LUC No. 418 at 17918 and 17942 - 55 Avenue to allow the IL Zone to regulate the site, to permit a fitness studio. Received Third Reading on December 12, 2011.

Current Proposal

- Following a request from Council, letters were sent out to all owners of lands regulated by LUC Nos. 38 and 418 in November 2011 to encourage discharging the LUC. The owner of the subject property applied for an LUC discharge based on this letter.
- The owner wishes to sell the subject site and the discharge of the LUC will allow for additional uses, making the property more attractive to prospective purchasers.
- Engineering has no requirements for the LUC discharge. However, works and services may be required in the future, at building construction stage.

PRE-NOTIFICATION

- The development proposal sign was installed on March 14, 2012 and pre-notification letters were sent on March 8, 2012. Staff received no comments.

- Pre-notification letters were sent to all owners of properties regulated by LUC No. 38 and contained a paragraph to encourage additional LUC discharges.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Aerial Photo of Vacant Subject Site
Appendix III. Recent LUC Partial Discharges

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

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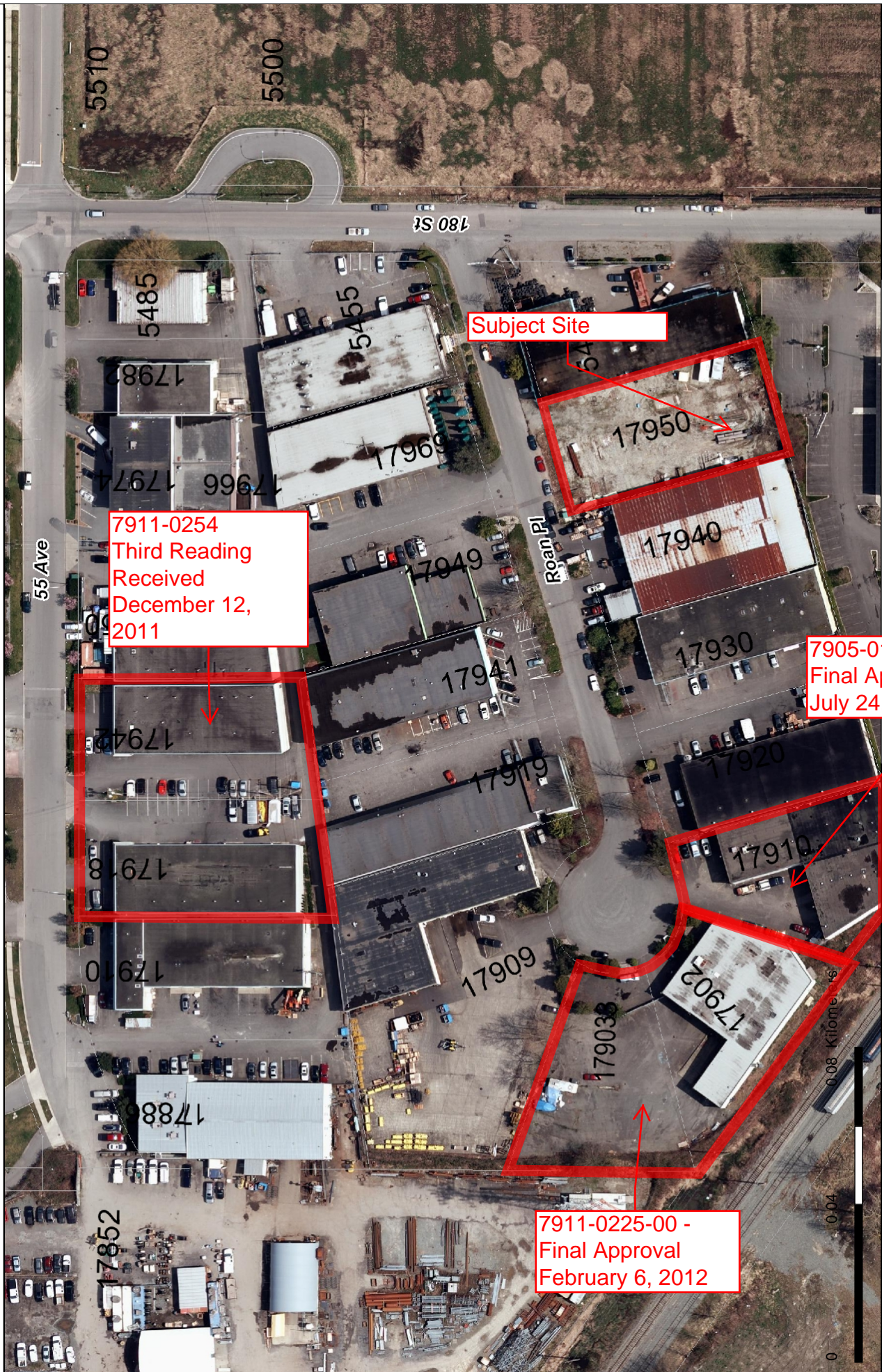


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Map created on: March-08-12



City of Surrey Mapping Online System



Subject Site

7911-0254
Third Reading
Received
December 12,
2011

7905-0188-00 -
Final Approval
July 24, 2006

7911-0225-00 -
Final Approval
February 6, 2012

Scale: 1:1,416



Map created on: March-08-12

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