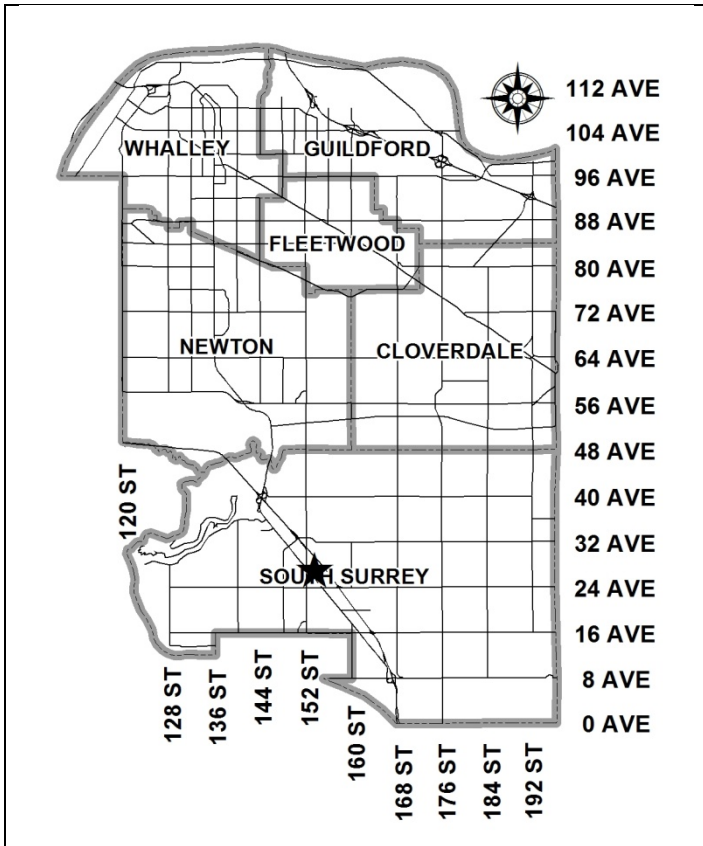


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0271-00

Planning Report Date: March 11, 2013



PROPOSAL:

- Temporary Use Permit

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

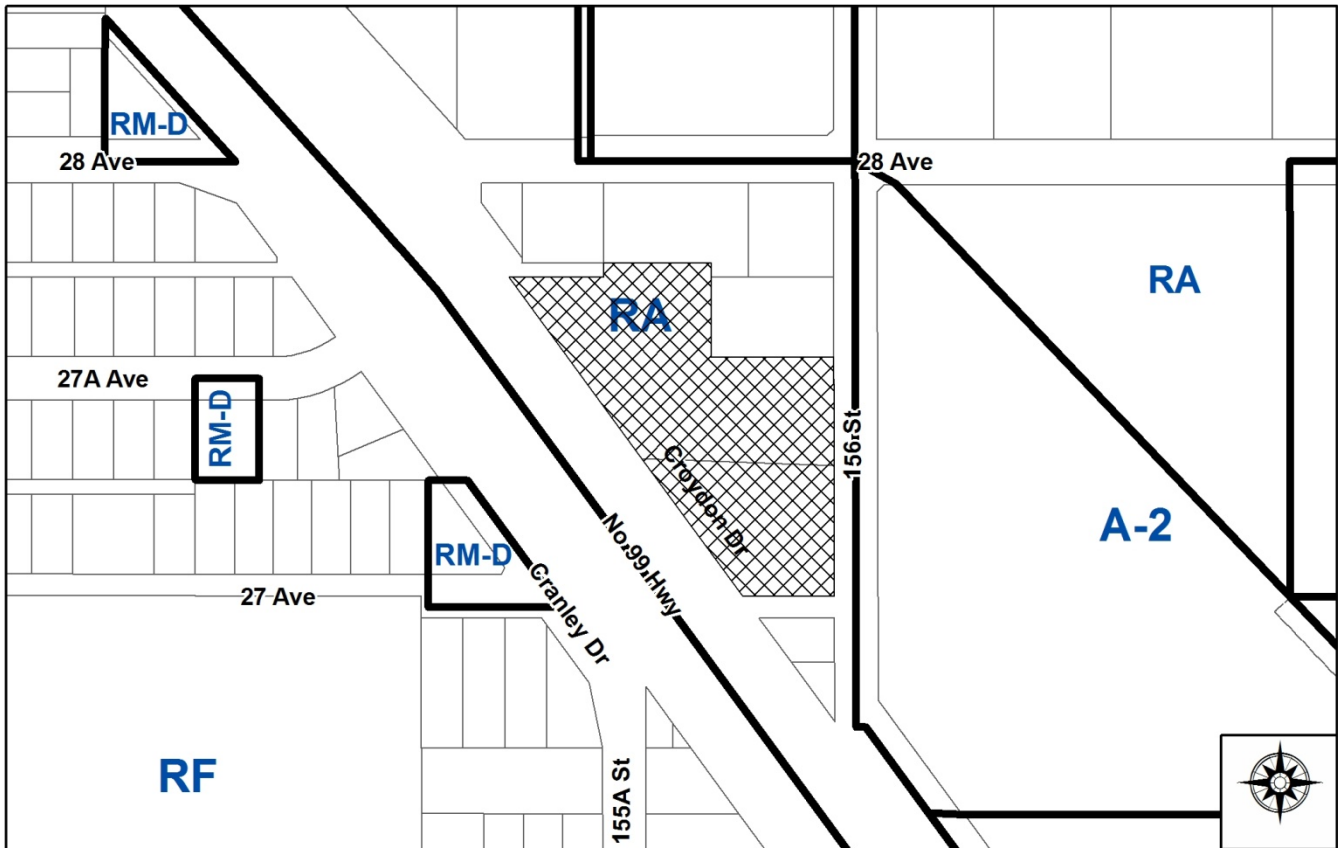
LOCATION: 2715 and 2743 - 156 Street

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) be denied.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed recreational vehicle storage use does not comply with the current zoning on the site (RA) or the site's "Business Park/Light Industrial" designation in the Highway 99 Corridor Local Area Plan (LAP).

RATIONALE OF RECOMMENDATION

- The applicant submitted an identical application (File No. 7911-0064-00) in 2011 that was denied by Council.
- The proposed recreational vehicle storage use is a low value land use. Permitting an expansion and extension of this 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. It is noted that development activities have been active in the vicinity of the subject sites in the last few years.
- The existing temporary use has been operating since 2006; well beyond the intent of a TUP.
- Area residents have raised objections to the proposal.

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 CONSIDERATIONSBackground

- There were a number of previous applications pertaining to the outdoor storage of recreational vehicles on the subject sites. They are outlined as follows:
 - Under file No. 7904-0322-00, the property at 2743 - 156 Street was declared a Temporary Industrial Use Permit Area in the Official Community Plan (OCP) and TUP was approved in March 2006.

- 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. However, Council approved an expanded 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 applicant applied for a 2-year extension of TUP No. 7908-0008-00 in 2011 under application No. 7911-0064-00. The application was denied by Council on June 27, 2011.
- Subsequent to the denial of TUP No. 7911-0064-00, the applicant submitted information to Council and requested that staff review the information related to the application to determine if any additional action was required. Council asked that a meeting be arranged between staff and the applicant.
- Staff met with the applicant on July 20, 2012 to review the applicant's information relating to the net developable area of the lots after road dedication.
- Staff confirmed the road dedication requirements and the resulting net developable area and determined that although the dedication required for the future Croydon Drive and related corner cuts at 28 Avenue do reduce the net developable area of the sites, the overall development potential of the sites remains strong (Appendix IV).

Current Application

- Subsequent to the meeting with staff, the applicant submitted the subject application (No. 7912-0271-00), which is identical to application No. 7911-0064-00, previously denied by Council (Appendix II).
- 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 V).
- 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 of this area and does not support this goal.

- The City has received a number of responses from area residents who are opposed to the proposed TUP as a result of the notification.
- 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.
- It should be noted that notwithstanding Council denial of application No. 7911-0064-00, the recreational vehicle storage use has not been removed. Therefore, the site has been used for recreational vehicle storage continuously for the past seven (7) years.
- Should Council wish to allow the proposed TUP to be extended, a motion should be passed to allow Temporary Industrial Use Permit No. 7912-0271-00 (Appendix VI) to proceed to Public Notification.

PRE-NOTIFICATION

Pre-notification letters were sent on December 14, 2012. Four (4) emails and two (2) telephone calls were received from area residents. Three (3) residents are opposed to the TUP application. 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. One (1) resident is in favour of the TUP application and one (1) resident is neutral, but requests that a multi-use pathway is constructed along 156th Street as part of this application.

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.	Road Dedication Requirements on Croydon Drive
Appendix V.	Current/New Development in the Vicinity of the Subject Site
Appendix VI.	Temporary Industrial Use Permit No. 7912-0271-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/da

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DRV 3/7/13 10:59 AM

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

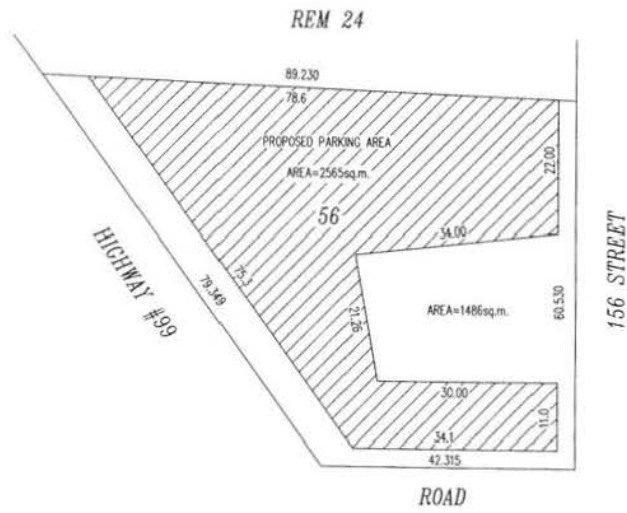
(b) Civic Address: 2743 - 156 Street
 Owner: Karsten David Roh
 PID: 009-599-215
 Parcel "B" (559233E) Lot 24 Except: Firstly: Parcel "A" (Explanatory Plan 17400) Secondly:
 Part Subdivided by Plan 27569; Section 23 Township 1 New Westminster District Plan
 20916

(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

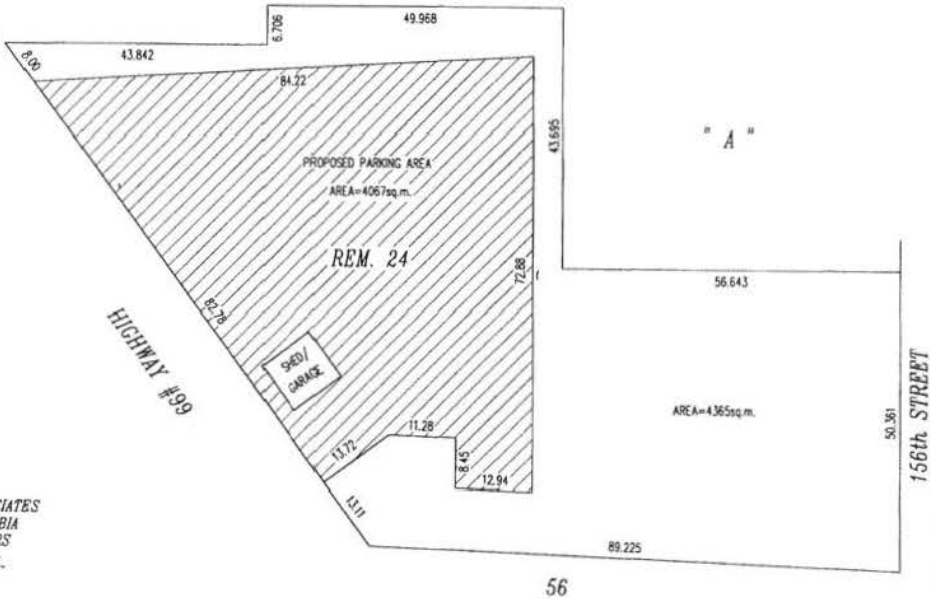
SCALE 1:750



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. 233E) EXCEPT:
FIRSTLY: PCL "A" (EX. PLAN 17400) SECONDLY: PART SUBDIVIDED BY
PLAN 27569, SEC.23, Tp.1,
N.W.D., PLAN 20916

SCALE 1:750



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204-15585 24th AVE.,
SURREY, B.C.
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Telephone : 531-4067
Fax : 531-5811

Our FILE - 13061SK-24

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **March 6, 2013** PROJECT FILE: **7812-0271-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2715 156 St**

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of issuance of the Temporary Use Permit:

- Construct watermain on 156 Street to meet the fire flow requirements for the proposed use;
- Construct driveways to City standards;
- Construct a water quality/sediment control inlet chamber and register corresponding Restrictive Covenant; and
- Pay drainage latecomer charges.

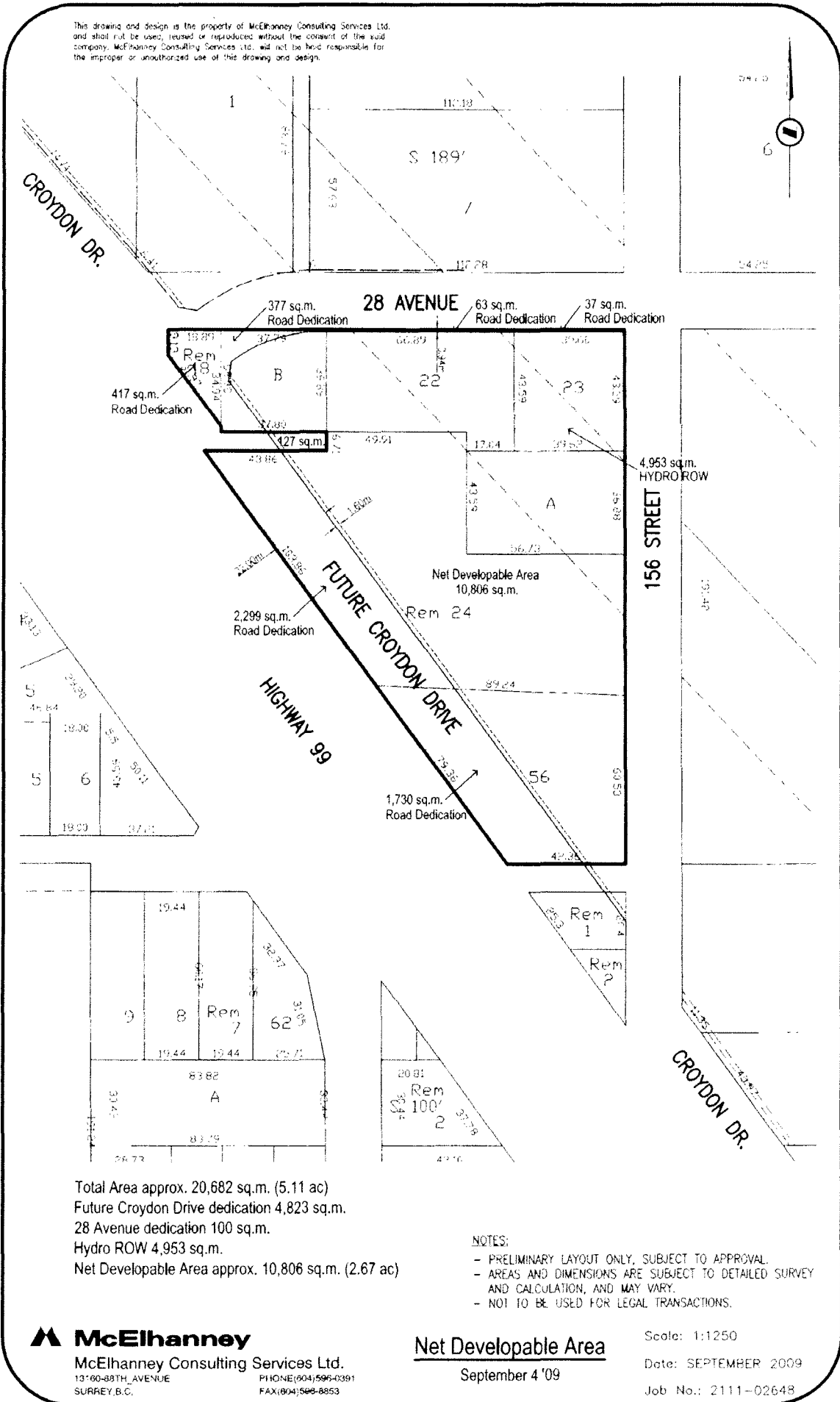
A Servicing Agreement is required prior to issuance of the TUP.



Rémi Dubé, P.Eng.
Development Services Manager

HB

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Total Area approx. 20,682 sq.m. (5.11 ac)
 Future Croydon Drive dedication 4,823 sq.m.
 28 Avenue dedication 100 sq.m.
 Hydro ROW 4,953 sq.m.
 Net Developable Area approx. 10,806 sq.m. (2.67 ac)

NOTES:

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.



McElhanney Consulting Services Ltd.
 13160-88TH AVENUE
 SURREY, B.C. PHONE: (604) 596-0391
 FAX: (604) 596-8853

Net Developable Area

September 4 '09

Scale: 1:1250

Date: SEPTEMBER 2009

Job No.: 2111-02648

CITY OF SURREY

(the "City")

TEMPORARY INDUSTRIAL USE PERMIT

NO.: 7912-0271-00

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)