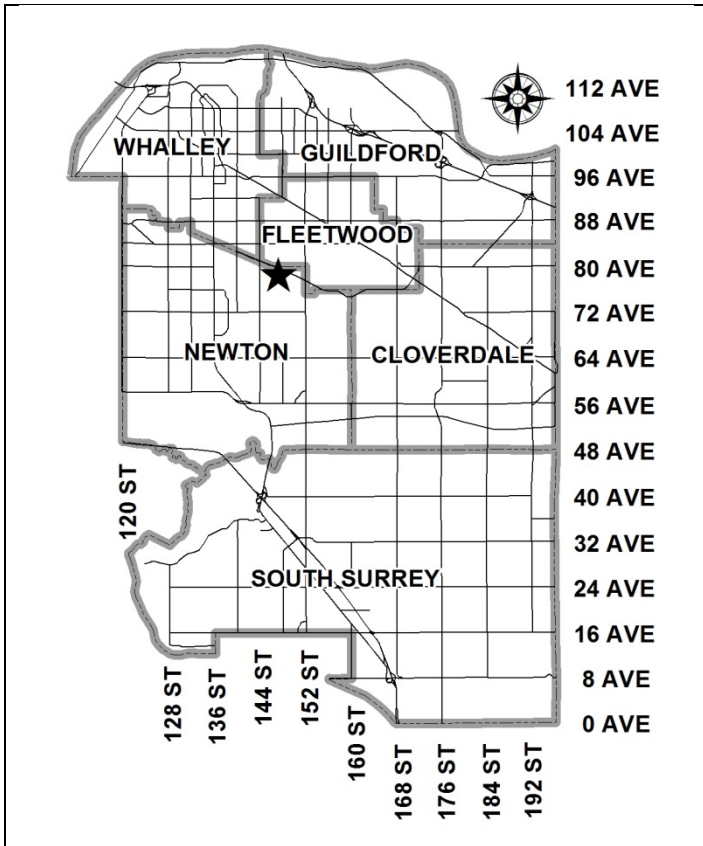


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0080-00

Planning Report Date: June 9, 2014

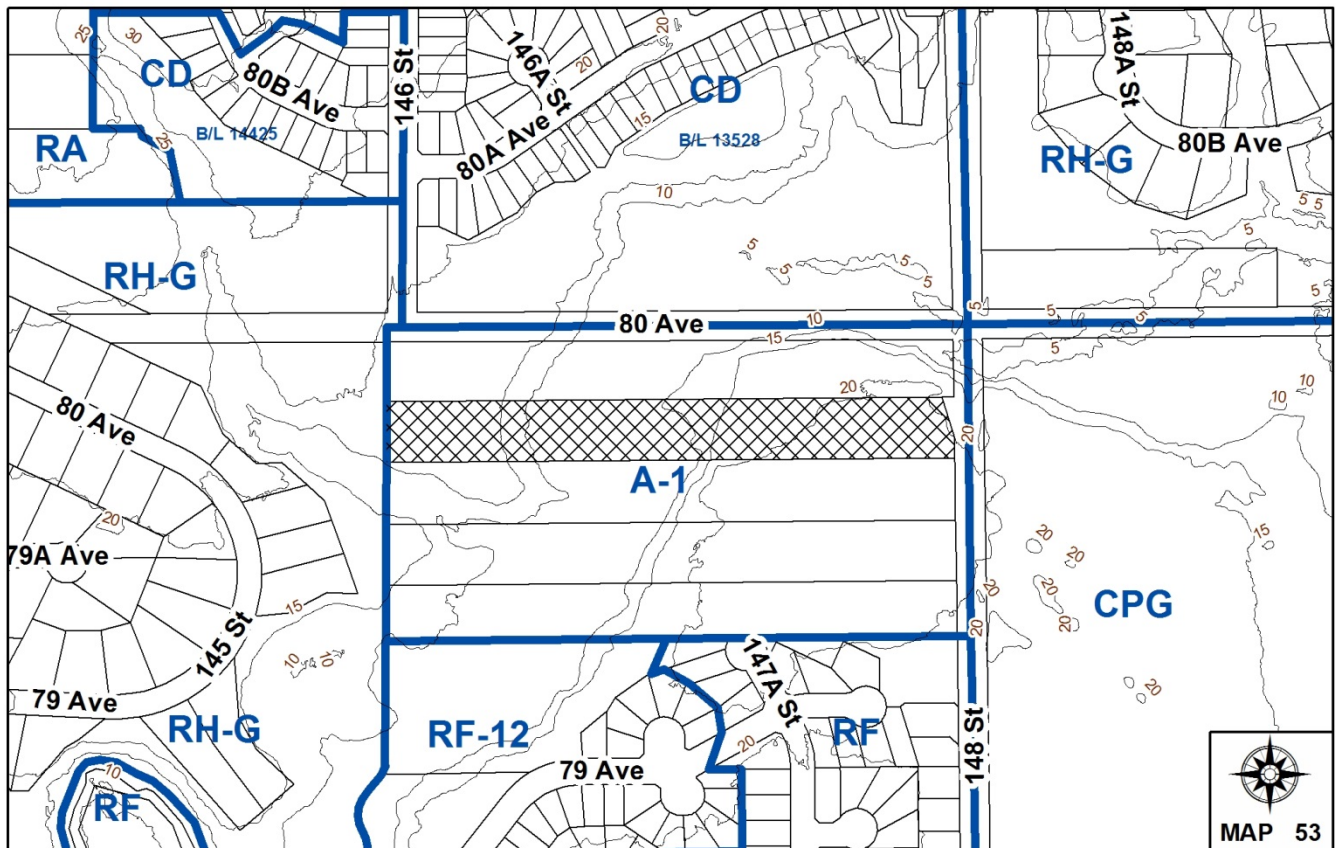


**PROPOSAL:**

- **OCP text amendment**
- **Temporary Use Permit**

in order to the permit the continued operation of an unauthorized outdoor RV and boat storage facility, for a period not to exceed three (3) years.

**LOCATION:** 7969 - 148 Street  
**OWNER:** Jennifer L Wildeman  
**ZONING:** A-1  
**OCP DESIGNATION:** Suburban  
**LAP DESIGNATION:** Open Space



### RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be denied and that By-law enforcement action against the subject property be deferred for a period of 6 months.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with the OCP.
- The proposed industrial use is not compatible with the current or future land use in the area.

### RATIONALE OF RECOMMENDATION

- Does not comply with OCP Designation as "Suburban".
- Vehicle storage is an industrial use and is not in keeping with the character of the residential neighbourhood.
- Area residents have raised objections to the proposal.
- The current operation and the proposed use are considered to have unfair competitive advantage against other storage facilities that are in compliance with the City By-Laws in the City of Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. This application be denied.
2. By-Law enforcement against the existing illegal non-conforming uses on the subject site be deferred for a period of 6 months to allow the occupant to find alternative parking facilities and remove the RVs from the site.

If, however, Council finds merit in the proposal, it should be referred back to staff to undertake the necessary referrals and to draft the Temporary Use Permit to be presented to Council.

SITE CHARACTERISTICS

Existing Land Use: Single family residential and illegal RV Storage

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Residential and British Manor Park	Suburban and Urban	A1 and CD (By-Law. No. 13528)
East (Across 148 Street):	Guildford Golf & Country Club	Agricultural	CPG
South:	Vacant lot; storage yard	Suburban / Creek Preservation Area	A1
West:	Park / Open Space	Suburban / Creek Preservation Area	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 7969 - 148 Street. The property is zoned A-1 and is one of five properties on the west side of 148 Street which is designated Suburban in the Official Community Plan. The site is 15,745 m<sup>2</sup> (3.9 acres), and approximately 80% of the site is encumbered by BC Hydro right-of-way.
- Bear Creek, a red-coded watercourse, runs north-south through the western portion of the site. The creek bends eastwards, north of the property, and separates this suburban pocket from urban properties on the north side of the creek.
- The site contains one single family dwelling and an illegal RV parking operation for approximately 65 RVs and boats. The suburban property to the north is owned by the same family, and contains a single family dwelling.

- To the south, there is a single family dwelling, and a home occupation business (Business license for General Contracting). All three suburban properties to the south of the subject site are owned by the same owner. Further south properties are designated "Urban" in the OCP, occupied by single family dwellings on RF and RF-12 lots.
- To the west of the creek, there are suburban lots zoned RH-G, and to the east is the Guildford Golf & Country Club, zoned CPG, and designated Agricultural in the OCP. This property is part of the Agricultural Land Reserve (ALR).
- 148 Street is interrupted just north of the site, as it is intersected by both Bear Creek and Price Creek. As there is no formal cul-de-sac built, a gate was installed by the City just south of the subject property, on 148 Street, to prevent vehicles from driving into Bear Creek. The gate provides access to the subject site and the property to the north. The gate is not locked.
- A parking facility would generate more traffic along 148 Street, and the road would need considerable upgrades to avoid further depreciation from the number of vehicles accessing the parking facility to pick-up and drop-off their RVs and boats. A turnaround would also be required for vehicles to be able to return southbound on 148 Street.

#### Current Proposal

- The property has been under current ownership since July 2008, and the unauthorized parking of RVs and boats on the site started in 2010, increasing in size every year, and currently occupying approximately 4,500 m<sup>2</sup> (1.1 acres), partially on the BC Hydro right-of-way. The RV and parking operation is illegal, and no Business License or Temporary Use Permit (TUP) has been pursued since 2010 when the operation started.
- In March 2013, By-law received a complaint, and visited the site. The owner was advised that the use was not permitted on the site. As a response to the By-Law enforcement on the site, the owner applied for a TUP in April 2013, and intended to use this as a means to continue the operation on the site.

#### Discussion and Rationalization

Staff have the following concerns with this TUP proposal to allow storage of RVs and boats:

- The proposal is not consistent with the "Suburban" designation in the OCP, and outdoor storage of vehicles is not permitted under the current A-1 zoning. The proposed TUP does not contribute to the development of the neighbourhood.
- The subject site is located in a suburban pocket, in a residential area, at the end of a relatively quiet road. The vehicle storage operation is not in keeping with the residential character of the area, and will result in additional traffic travelling to and from this neighbourhood.
- The existing illegal business operation on the subject property is not temporary in nature, nor has the owner set an endpoint for the use, or presented a plan to phase out the operation.
- The Engineering Department has concerns that, in addition to the storage of vehicles and boats, potential washing of vehicles and boats could have harmful run-off into Bear Creek.

This would require appropriate site drainage and sediment control, not just for washing, but also in case of oil leaks from any stored vehicle.

- There are concerns that the vehicle storage will be expanded further to the west, and may create a hazard to Bear Creek and the habitat corridor identified in the Biodiversity Conservation Strategy.
- The current operation and the proposed use are considered to have unfair competitive advantage against other storage facilities that are in compliance with the City By-Laws in the City of Surrey.

### PRE-NOTIFICATION

Pre-notification letters were sent on April 11, 2014, and staff received opposition and comments from five (5) households. The comments are summarized below:

- Concerns with precedent setting. The use is not allowed in Suburban lands, and on A-1 Zoning, and the concern was that this would set a precedent for other illegal operations.

*(A Temporary Use Permit is only valid for a period of up to 3 years, and could be renewed for another 3 years. Any plans to make the use permanent in the area would need to go through a Rezoning and OCP Amendment process, which would include consultation. If the application is denied, the City's By-Law Department will enforce the Zoning By-law and the applicant will need to remove the vehicles from the site.)*

- Concerns with property value for the properties near the subject site.

*(Staff is unable to comment on property value, and that a realtor might be able to advise them.)*

- Concerns with access 24 hours on the site, and possible nuisance, as well as additional traffic.

*(Staff advised that if the application is referred back to staff, a restrictive covenant for hours of operation can be discussed. Staff also clarified that the application does not include RV owners sleeping on the site. Improvements to 148 Street will likely be required, should this application be referred back to staff.)*

- Concerns regarding access to and pollution of the creek. Concerns with run-off from the vehicles into the creek, as well as vegetation clearing in proximity to the creek

*(If the application is referred back to staff, proper environmental studies will be required, as well as tree survey and arborist report.)*

- Concerns regarding access to the property and gate on 148 Street. Resident was concerned that the gate makes it difficult for people to see the property, and facilitates illegal operations.

*(The Engineering Department will investigate the history and need for the gate to be in place, and will proceed with removal, should it be necessary.)*

The applicant was requested to post a development proposal sign, but none was posted. Should Council find merit in the proposal, the applicant will be required to post a development proposal sign.

### CONCLUSION

In considering the implications of the proposed Temporary Use Permit, the history of By-Law infraction, and the permanent nature of the existing non-conforming use, and concerns raised by area residents, the Planning & Development Department consider the negative impacts of this proposal are significant, and therefore recommend it not be supported.

In order to allow time for the applicant to phase out the operation, a period of 6 months is recommended to allow the occupant to remove outdoor storage of vehicles and boats.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Aerial Photo with site location and access

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\13527715011.doc  
DRV 6/4/14 3:28 PM



APPENDIX II.

