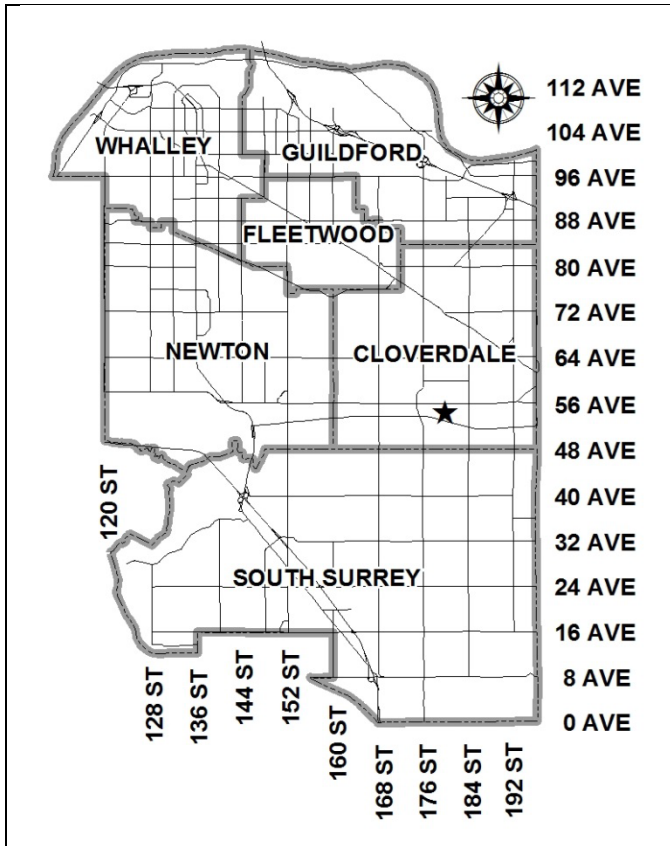


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0283-00

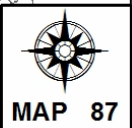
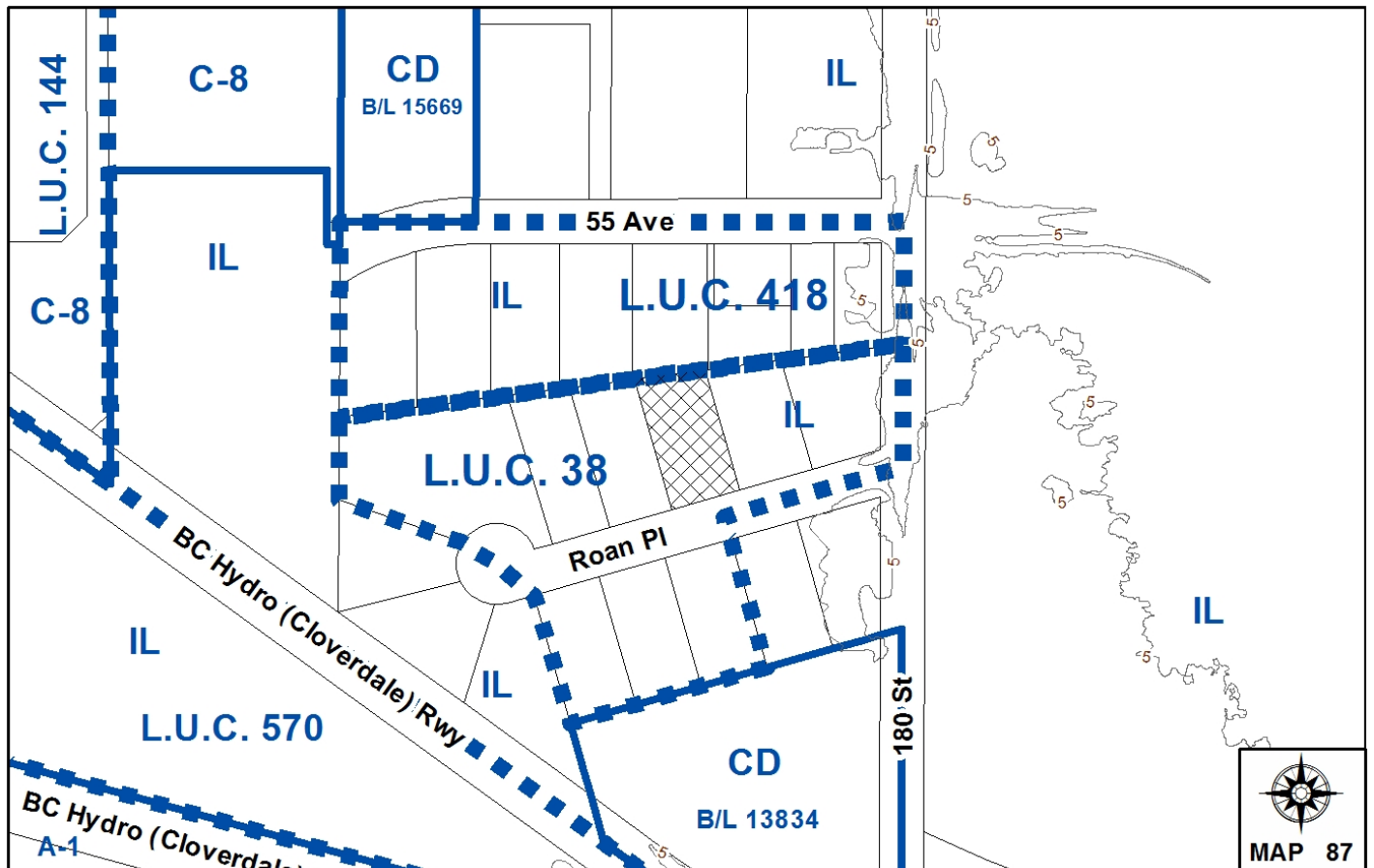
Planning Report Date: December 15, 2014



PROPOSAL:

- **Partial Land Use Contract Discharge** in order to allow the underlying IL Zone to regulate the site.

LOCATION: 17949 - Roan Place
OWNER: Surrey Association For Community Living
ZONING: LUC No. 38 (underlying IL Zone)
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 the Industrial designation in the OCP.
- The partial Land Use Contract (LUC) discharge will allow the underlying IL Zone to come into effect.
- The IL Zone provides greater flexibility in accommodating a broader range of industrial businesses.
- A prospective purchaser intends to operate a truck repair business on this site, which is permitted in the IL Zone but not permitted by LUC No. 38.
- The IL Zone is appropriate for this area and is consistent with the surrounding uses.

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 final adoption:
 - (a) approval from the Ministry of Transportation & Infrastructure;
 - (b) provision of truck turning movement drawings to the satisfaction of the General Manager of Engineering; and
 - (c) registration of an access easement with the lot to the west (17969 - Roan Place) to address the shared driveway.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): MOTI has granted Preliminary Approval for one year.

SITE CHARACTERISTICS

Existing Land Use: Industrial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Mixed industrial uses.	Industrial	LUC No. 418 (underlying IL Zone)
East:	Mixed industrial uses.	Industrial	LUC No. 38 (underlying IL Zone)
South (Across Roan Place):	Mixed industrial uses.	Industrial	LUC No. 38 (underlying IL Zone)
West:	Mixed industrial uses.	Industrial	LUC No. 38 (underlying IL Zone)

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 17949 - Roan Place in the South Cloverdale industrial area. The property is designated Industrial in the Official Community Plan (OCP) and is regulated under Land Use Contract (LUC) No. 38. The property is part of a 15-lot industrial subdivision approved in 1974, of which 9 lots are currently regulated by LUC No. 38.
- LUC No. 38 limits the land uses and structures to uses allowed under the I-3 Zone of "Surrey Zoning By-law, 1964, No. 2265, as amended" but excludes and prohibits the following uses:
 - Agriculture, horticulture and related utilization;
 - All outside storage and sales, including any materials, motor vehicles and equipment;
 - All sales, rentals, repairs and towing of motor vehicles and accessory equipment; and
 - Manufacture of a variety of items primarily deemed to be hazardous.
- The underlying "Light Impact Industrial Zone (IL)" is in keeping with the OCP designation for the site and compatible with the surrounding industrial developments.
- The IL Zone accommodates and regulates light impact industry, transportation industry, warehouse uses, distribution centres and limited office and service uses.
- Since 2006, there have been three similar Land Use Contract Discharge applications approved (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; and
 - 7912-0050-00 – to discharge LUC No. 38 at 17950 Roan Place to allow the IL Zone to regulate the site, to allow a broader range of permitted uses. Received final approval on May 5, 2012.
- The subject property has a single storey industrial building sited along the west property line. The applicant is selling the property and a condition of the sale is that the property must have the LUC discharged as the new owners are proposing a truck repair business. Transportation industry is allowed in the underlying IL Zone.
- The property currently shares a common driveway with the property to the east (17969 - Roan Place). As a condition of final adoption the applicant will be required register a shared access easement between the two properties and show on-site truck turning movements.

PRE-NOTIFICATION

- Pre-notification letters were sent on October 14, 2014 and the development proposal sign was installed on November 17, 2014. Staff received no comments.

- In accordance with a request from Council when considering LUC discharges, 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 the Site
Appendix III.	Recently Approved LUC Discharges in the Vicinity

original signed by Judith Robertson

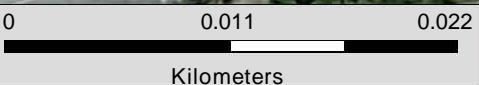
Jean Lamontagne
General Manager
Planning and Development

JKS/da

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Aerial Photo of the Site

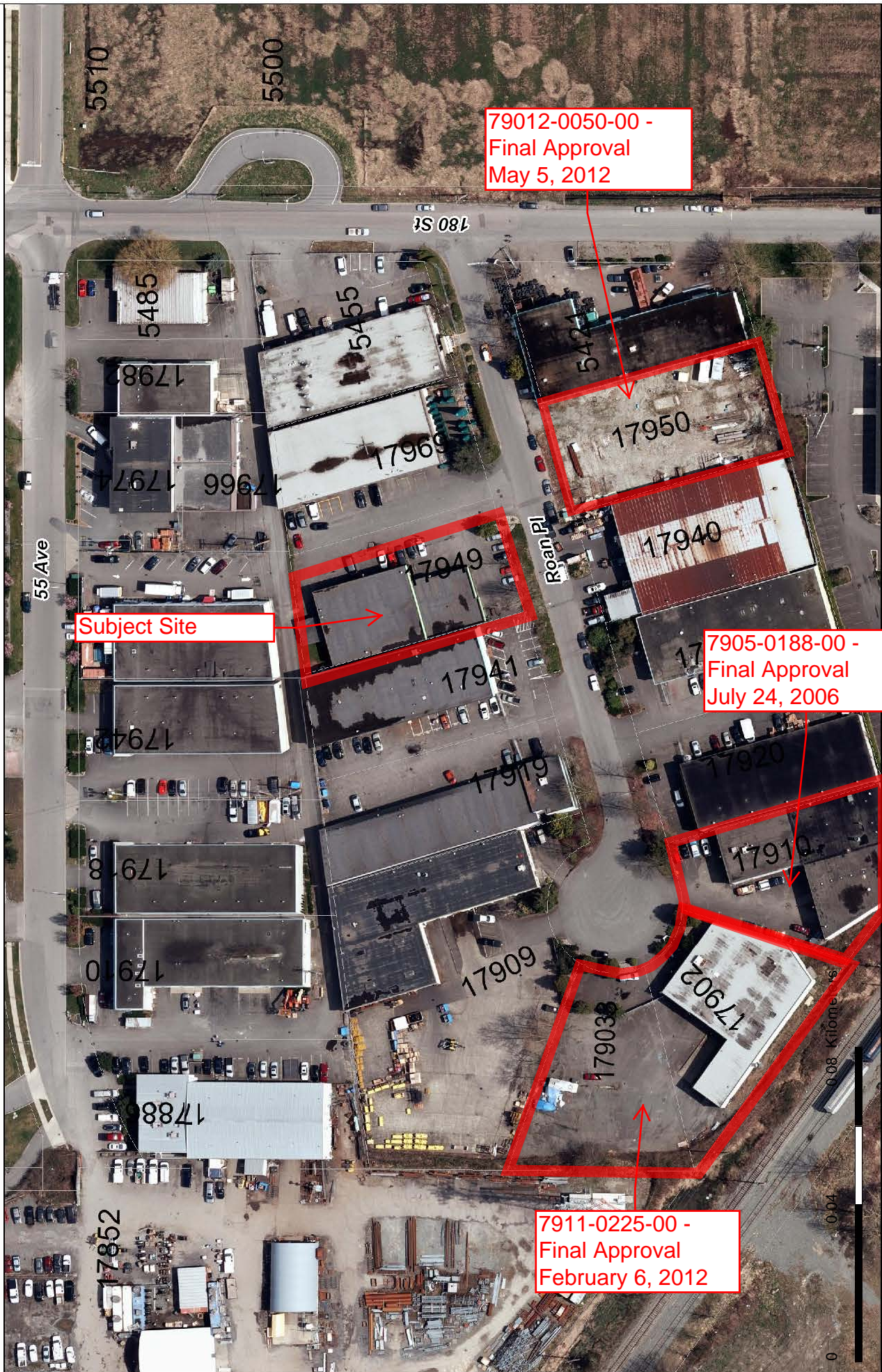


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Map created on: November-13-14

Recently Approved LUC Discharges in the Vicinity



Subject Site

79012-0050-00 -
Final Approval
May 5, 2012

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

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

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Map created on: March-08-12

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