

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7920-0198-00

Planning Report Date: September 14, 2020

**PROPOSAL:**

- **Temporary Use Permit**

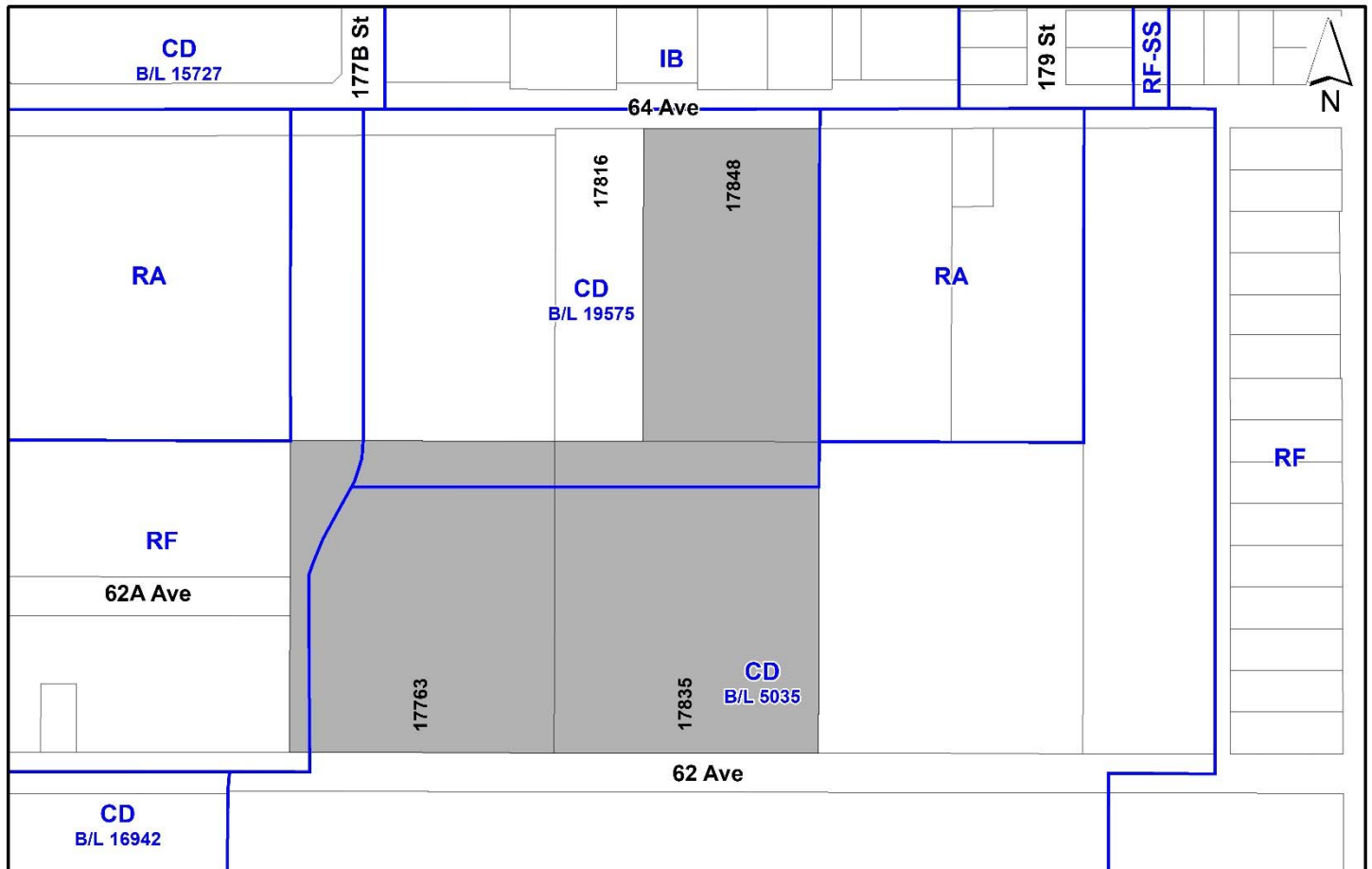
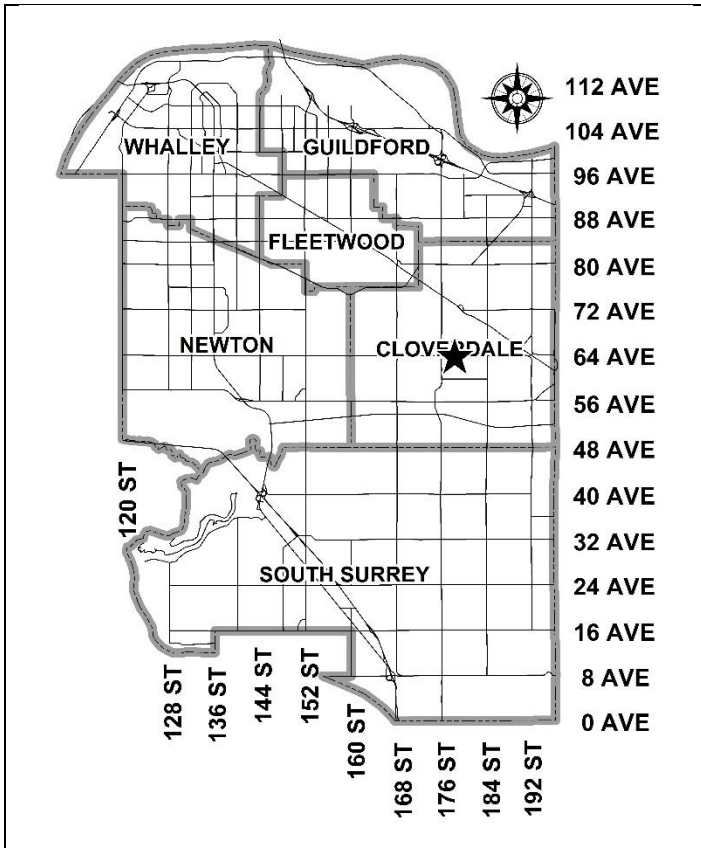
to allow for construction of a production set on the Cloverdale Fairgrounds site to be used for movie/tv show filming purposes for a period of three years

**LOCATION:** 17848 - 64 Avenue  
 17835 - 62 Avenue  
 17763 - 62 Avenue

**ZONING:** CD By-law Nos. 5035 and 19575

**OCF DESIGNATION:** Urban

**NCP/LAP DESIGNATION:** N/A



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Construction of a production set for movie/tv show filming is not permitted under the Comprehensive Development Zones (By-law Nos. 5035 and 19575) that regulate the Cloverdale Fairgrounds site.

**RATIONALE OF RECOMMENDATION**

- Complies with OCP Designation.
- Complies with the Metro Vancouver Regional Growth Strategy Designation.
- The proposed production set construction and filming operation provide employment opportunities and support economic growth.
- The proposal will support business activity in Cloverdale.
- Nuisance impacts from the proposed production set construction and filming activity are anticipated to be minimal, as the set location is isolated from adjacent residential properties.

**RECOMMENDATION**

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7920-0198-00 (Appendix II) to proceed to Public Notification.

**REFERRALS**

Engineering: The Engineering Department has no requirements for the project at this time.

**SITE CHARACTERISTICS**

Existing Land Use: Green space, basketball courts and undeveloped property

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 64 Ave.):	Mixed industrial development	Mixed Employment	IB
East	Horseshoe club and undeveloped land	Urban	RA
South (Across 62 Ave.):	Stetson Bowl and horse barns	Urban	CD By-law No. 5035
West:	Future ice arena, Bill Reid Amphitheatre and Cloverdale Youth park	Urban	CD By-law No. 5035, RA and RF

**DEVELOPMENT CONSIDERATIONS**

- The City and Fraser Valley Exhibition Society have been approached by Manly Shore Production Services Inc. ("Manly"), a subsidiary of Warner Brothers Entertainment Inc. ("Warner Brothers") to lease a 7.6 acre portion of the Cloverdale Fairgrounds site, including the Cloverdale Fairground Show Barn to allow the construction of a production set for the Superman and Lois Smallville production. The Tripartite agreement will be presented for Council's consideration at an upcoming Regular Council meeting.
- The establishment of the production set will assist in alleviating financial constraints and provide a high-profile venue for Cloverdale. Manly has agreed to program filming activity around major scheduled events at the Cloverdale Fairgrounds, such as the Cloverdale Rodeo

- The existing properties at 17763 and 17835 – 62 Avenue are currently zoned CD By-law No. 5035 and the property at 17848 - 64 Avenue is zoned CD By-law No. 19575. The construction of a production set for movie and TV show filming is considered an Industrial use, and neither of these CD Zones were crafted to include an Industrial use.
- The current agreement with Warner Brothers is initially for three years, with the potential for a further three years, subject to Council approval of a further 3-year extension of the Temporary Use Permit.
- The majority of the production set will be constructed on 17848 - 64 Avenue. The set consists of paved roads with storefront facades. Some buildings such as the Gazette, Train Station and Post Office will be constructed as sets to allow for the indoor shooting of scenes in those venues. Portions of 17836 62 Avenue will be used for parking, and trailers associated with production sets. The Cloverdale Fairground Show Barn is included in the lease agreement. A portion of this building encroaches into 17763 62 Avenue so this lot has been included in the lands that will be subject to the proposed Temporary Use Permit.
- The production of TV series and movies are high employment generators, and as such this proposal will provide additional employment opportunities in Cloverdale. It is also anticipated that there may be economic spin offs for the Cloverdale Town Centre with employees spending time in the local businesses when they are not filming.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan, Building Elevations,  
Appendix II Temporary Industrial Use Permit No. 7920-0198-00

#### INFORMATION AVAILABLE ON FILE

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

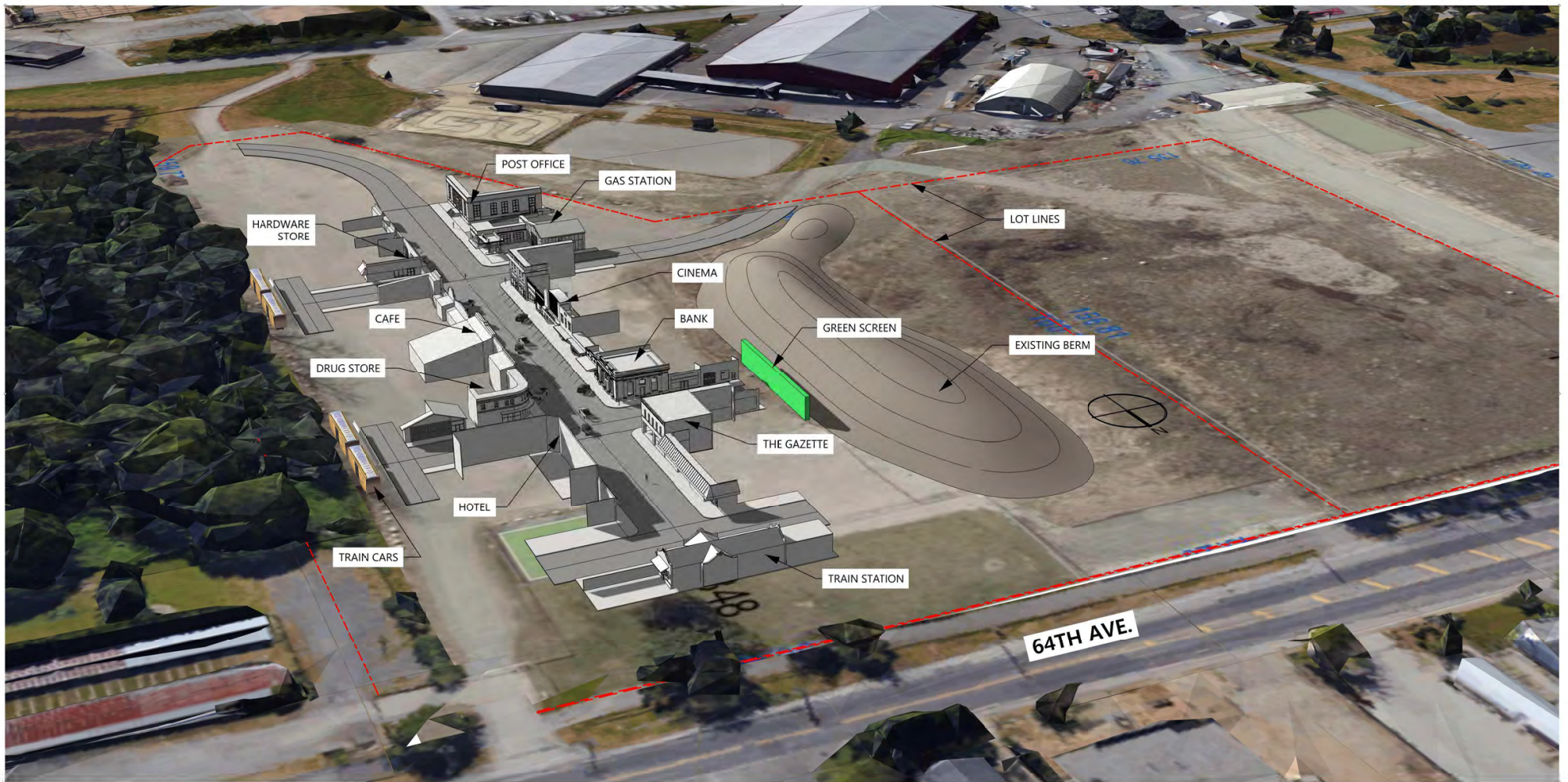
LAP/cm





ORTH





BIRDS EYE VIEW OF CLOVERDALE SITE  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20







VIEW NORTH DOWN MAIN ST. @ Gas Station  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





VIEW SOUTH DOWN MAIN ST. @ Train Station  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





TREES @ LOCATION

VIEW SOUTH DOWN MAIN ST. @ mid block  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20



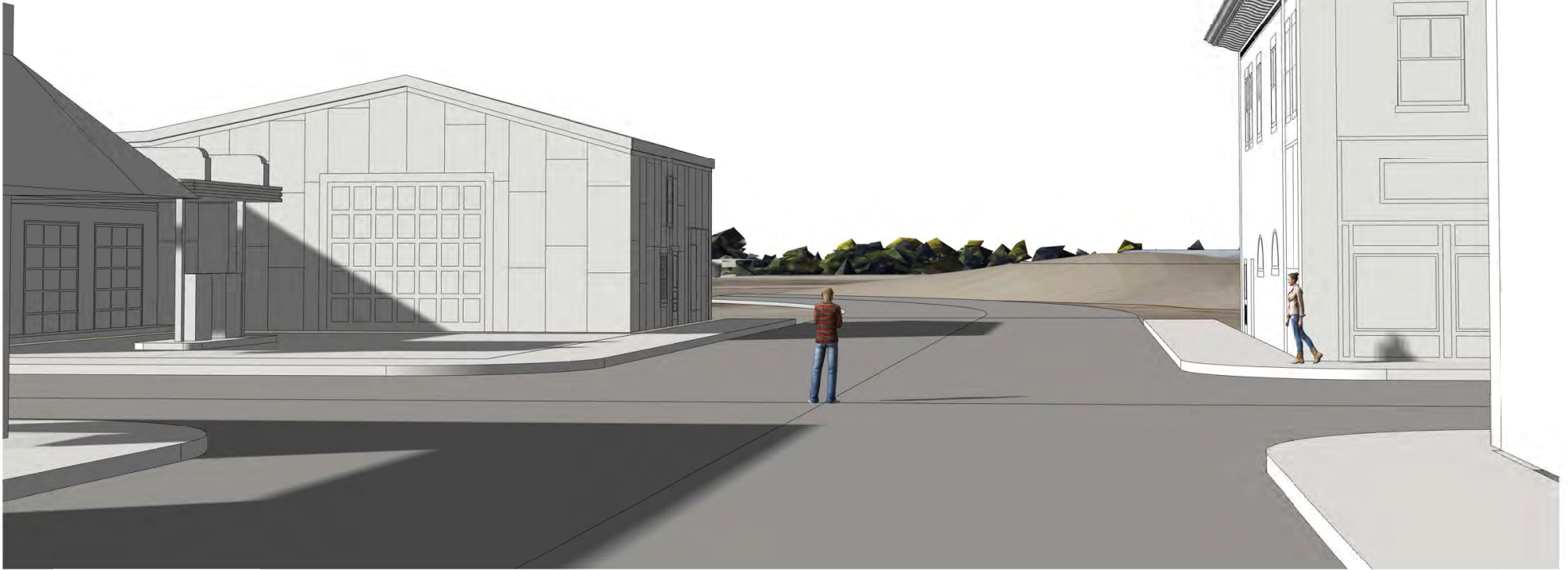


VIEW EAST ACROSS MAIN ST. @ BANK  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20



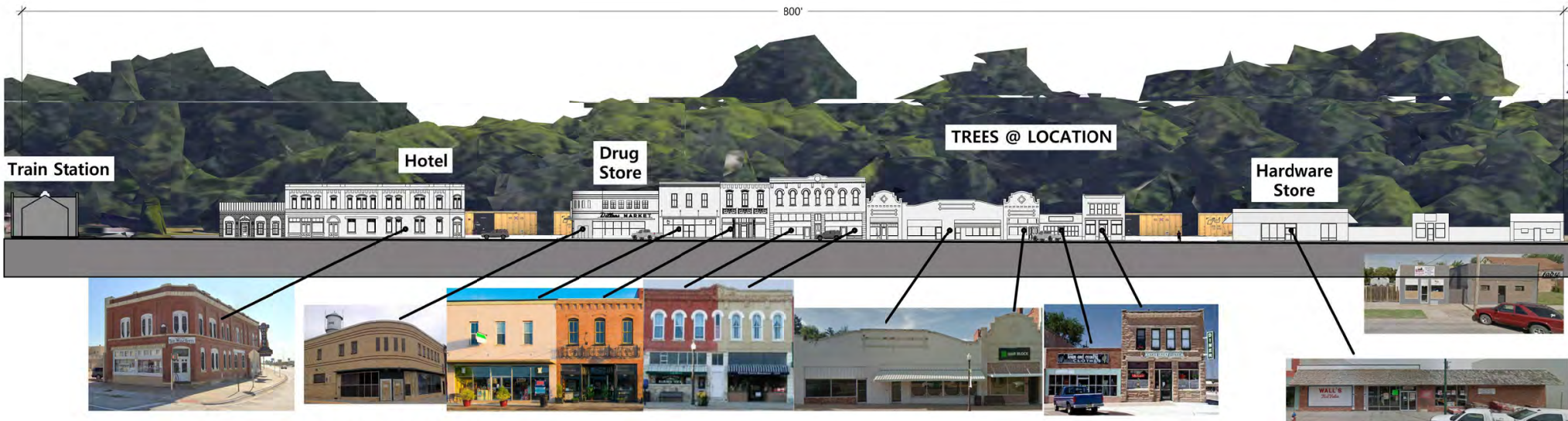


VIEW WEST ACROSS MAIN ST. @ Gas Station  
38mm LENS - Super35  
Possibly No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

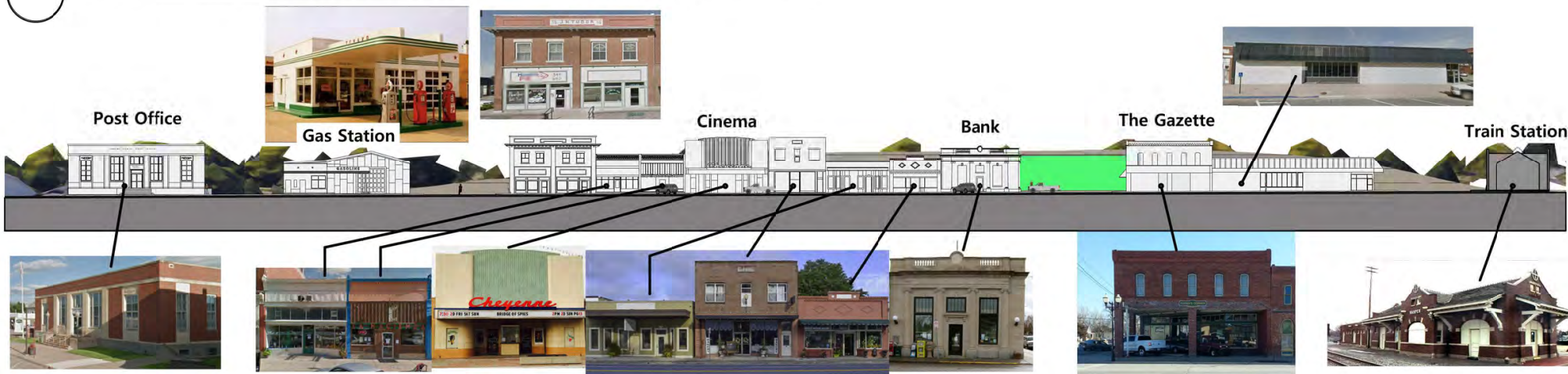
July 15/20





**EAST STREET ELEVATION**

SCALE: 1:600



**WEST STREET ELEVATION**

SCALE: 1:600



EXT SMALLVILLE MAIN STREET - 800' version

ELEVATIONS WITH REFERENCE  
July 15/20



The CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

No.: 7920-0198-00

Issued To: City of Surrey

(the "Owner")

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

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: 011-105-119

Lot 10 Except West 2.25 chains; Section 8 Township 8 New Westminster District Plan 4506

17848 - 64 Avenue

Parcel Identifier: 007-557-035

Lot 15 Section 8 Township 8 New Westminster District Plan 4506

17835 - 62 Avenue

Parcel Identifier: 007-559-909

Lot 16 Section 8 Township 8 New Westminster District Plan 4506

17663 - 62 Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.

4. The temporary use permitted on the Land shall be for the construction and operation of a film production set, the parking of vehicles and production equipment and trailers and ancillary uses.
  
5. The temporary use permitted on the Land shall be in accordance with:
  - (a) The appearance and location of the buildings, as shown on Schedule A and numbered 7920-0198-00 (A) (the "Drawings") which is attached hereto and forms part of this permit.
  
6. 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.
  
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
  
8. This temporary use permit is not transferable.
  
9. This temporary use permit shall lapse on or before three years from the date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



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, \_\_\_\_\_ (Name of Owner)

being the owner of Lot 10 Except: the West 2.25 Chains, Lot 15 and Lot 16, all of Section 8 township 8 NWD Plan 4506;

(Legal Description)

known as 17816 – 64 Avenue and 17763 and 17835 – 62 Avenue

(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.

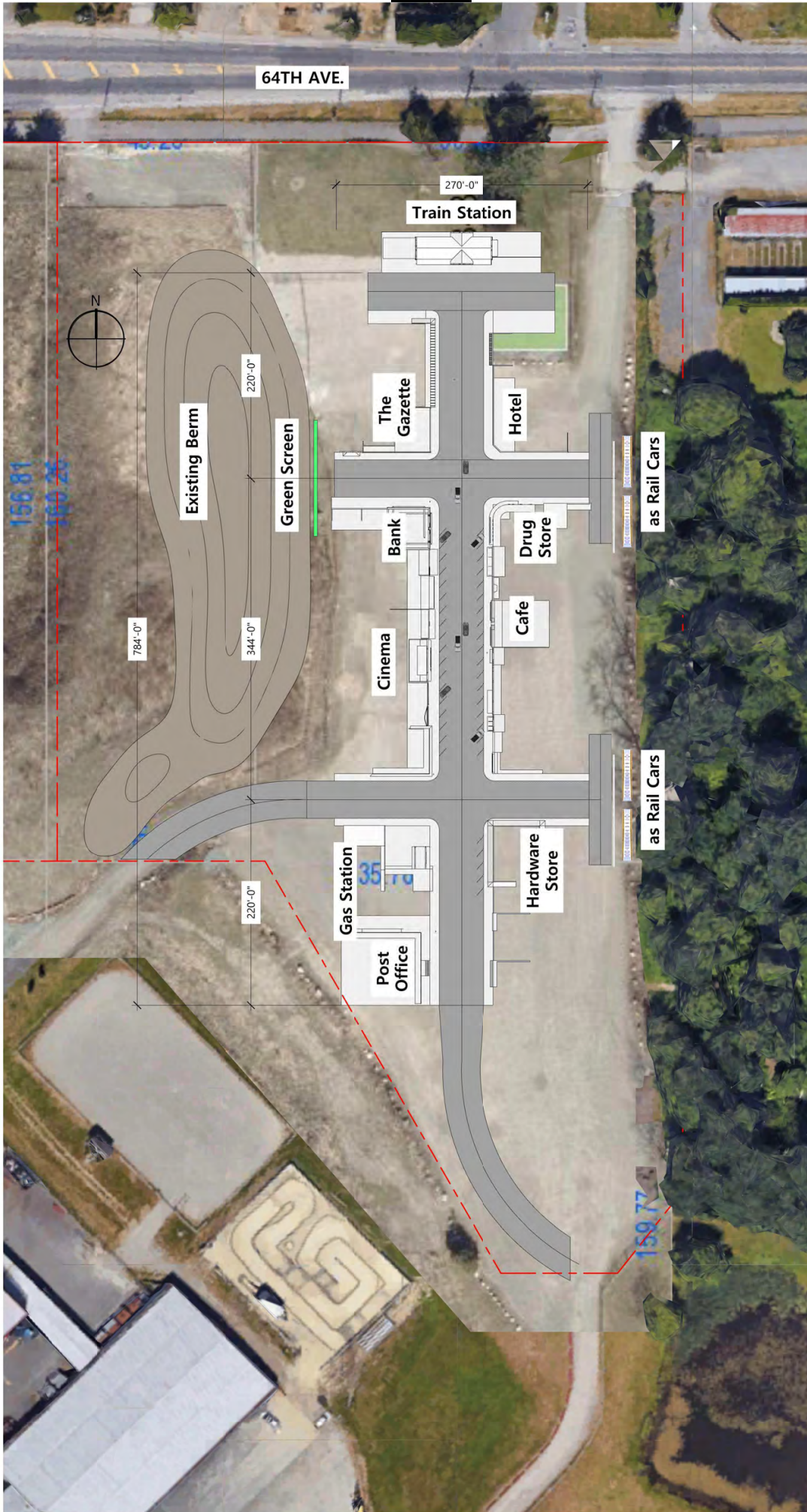
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey 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)

# SCHEDULE A



CLOVERDALE SITE PLAN

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20

