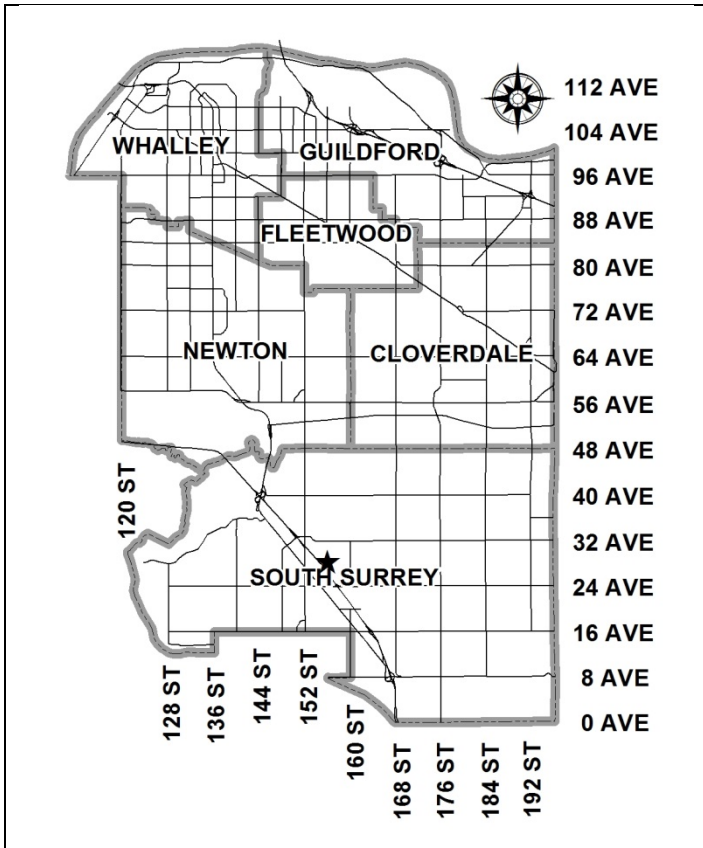


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0295-00

Planning Report Date: September 12, 2016



**PROPOSAL:**

- **Temporary Use Permit**

to permit the outdoor storage of recreational vehicles for a period not to exceed three (3) years.

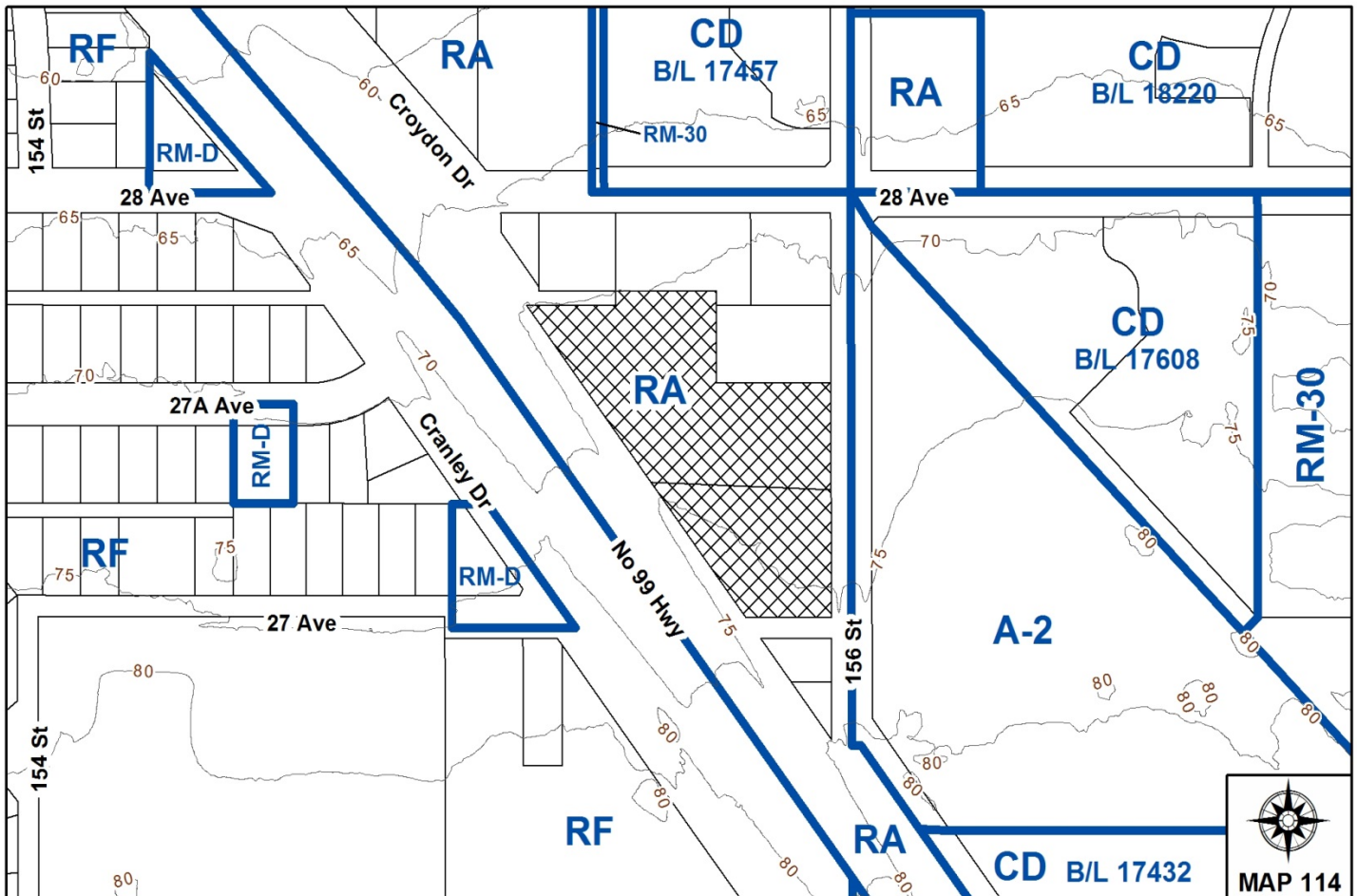
**LOCATION:** 2743 and 2715 - 156 Street

**OWNER:** Karsten D. Roh

**ZONING:** RA

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park/Light Industrial



RECOMMENDATION SUMMARY

- The Planning and Development Department recommends that the request for a 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 ("One-Acre Residential Zone" (RA)) nor the site's "Business Park/Light Industrial" designation in the Highway 99 Corridor Local Area Plan (LAP).

RATIONALE OF RECOMMENDATION

- The applicant previously submitted two identical TUP applications in 2011 and 2012 (Development Application Nos. 7911-0064-00 and 7912-0271-00) to what is now proposed under the current TUP application. Both of these previous applications were denied by Council.
- The proposed recreational vehicle storage use is a low value land use. Permitting the continuation 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 activity in the vicinity of the subject sites has been active over the past few years.
- The existing temporary use has been operating since 2006, well beyond the timeline or intent of a Temporary Use Permit.
- Area residents have raised objections to the proposal.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

REFERRALS

Engineering: Engineering Comments for this application have not been included at this time. Should Council elect to provide support for the requested Temporary Use Permit the application will be reviewed by the Engineering Department and comments prepared to reflect the required engineering servicing based on the most up to date proposal.

BC Hydro: No concerns.

SITE CHARACTERISTICS

Existing Land Use: A single family dwelling is located at 2715 - 156 Street, and a duplex dwelling is located at 2743 - 156 Street.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family residential.	Mixed Employment/ Business Park/Light Industrial	RA
Directly East:	Duplex dwelling.	Mixed Employment / Business Park/Light Industrial	RA
East (Across 156 Street):	Single family residence, soil screening operation, and truck parking	Mixed Employment / Business Park/Light Industrial	A-2
South:	Two small vacant parcels.	Mixed Employment / Buffers	RA
West (Across Highway No. 99):	Residential dwellings.	Urban	RF and RM-D

DEVELOPMENT CONSIDERATIONSSite Description

- The subject properties are a combined 1.25 hectares (3.1 acres) in area and zoned “One Acre Residential Zone” (RA). The property is designated “Mixed Employment” in the Official Community Plan and designated “Business Park/Light Industrial” in the Highway 99 Corridor Local Area Plan (LAP).

- There is a single family dwelling located on the 2715-156 Street property, and a duplex dwelling located on the 2743-156 Street property.

### Proposal

- The applicant proposes a Temporary Use Permit to allow for the continued storage of recreational vehicles on both properties.

### Background

- There have been a number of previous applications pertaining to the outdoor storage of recreational vehicles on the subject sites. These application are summarized as follows:
  - Under Development Application 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 a TUP was approved in March 2006 (RES.R06-685).
  - In January 2008, the applicant applied to renew and expand his temporary use (Development Application 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 at the Regular Council – Land Use meeting recommending that the TUP be denied. Council subsequently approved an expanded TUP (No. 7908-0008-00) on February 23, 2009 at the Regular Council – Public Hearing to permit parking of recreational vehicles on 2715 and 2743 - 156 Street (RES.R09-270). This TUP expired on February 23, 2011.
  - The applicant applied for a 2-year extension of TUP No. 7908-0008-00 in 2011 under Development Application No. 7911-0064-00. The application was denied by Council on June 27, 2011 at the Regular Council – Land Use meeting (RES.R11-1048).
  - 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. Staff met with the applicant in July 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).
  - Subsequent to the meeting with staff, the applicant submitted an additional Development Application (No. 7912-0271-00), which was identical to application No. 7911-0064-00, previously denied by Council (Appendix II). This application was also denied by Council at the Regular Council – Land Use meeting on March 11, 2013 (RES.R13-344).

## TEMPORARY USE PERMIT EVALUATION

### Applicant's Reasons:

- The applicant has lived at the 2743-156 Street property for 22 years. He acquired the adjacent property (2715-156 Street) with the intention of assembling the land for future redevelopment.
- The revenue generated from the storage of recreational vehicles has enabled the owner to retain the properties while he waits for the surrounding area to redevelop. Without the revenue from the temporary use (storage of recreational vehicles), the applicant has stated that he may be forced to sell one or both of the properties.
- The subject properties were previously listed for sale as part of a court-ordered sale; however, the court did not approve any of the offers to purchase.

### Staff Comments:

- 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 TUP extension expired in 2011, development within the Highway 99 Corridor, particularly at Grandview Corners (24 Avenue and 160 Street) has been very active and development has moved northward towards the subject site (Appendix V).
- Since the denial of the previous TUP application in 2013, numerous developments for townhouses to the north and northeast of the subject properties have been approved and are now at various stages of construction (7908-0254-00, 7910-0203-00, 7913-0083-00)(Appendix V).
- The proposed TUP is a low value land use and is not compatible with the "Business Park/Light Industrial" designation of 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 the 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 LAP area are important to achieving the City's goal of providing more local employment opportunities for Surrey residents. Permitting the continuation of the temporary use 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. These responses are summarized later in this report.
- It should be noted that notwithstanding Council's denial of Development Application Nos. 7911-0064-00 and 7912-0271-00, the recreational vehicle storage use has not been removed. Therefore, the site has been used for recreational vehicle storage continuously for the past twelve (12) years.

- The property is currently the subject of legal action with the City related to the continued illegal uses on the property.
- In light of the above, and Council's previous denials for TUP extensions, staff do not support the proposed Temporary Use Permit.
- Should Council wish to allow the proposed TUP to be extended, a motion should be passed to allow Temporary Industrial Use Permit No. 7916-0295-00 to proceed to Public Notification. Similarly, the application should be referred back to staff to resolve any outstanding conditions that would be associated with this application, including for any servicing requirements, resolution of site layout, interface conditions, and for the resolution of appropriate surfacing and landscape treatment.

### PRE-NOTIFICATION

Pre-notification letters were sent on July 18, 2016. Four (4) emails and one(1) letter were received from area residents. All 5 respondents were strongly opposed to the TUP application. Their concerns include:

- The negative visual impact of the recreational vehicle storage;
- The incompatibility of the temporary use with the nearby residential uses;
- The potential impact on nearby property values;
- The past and continued illegal operation of the business; and
- The temporary sterilization of the development potential of nearby properties, as the temporary use hinders land consolidation in the area.

### 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.	Road Dedication Requirements on Croydon Drive
Appendix IV.	Current/New Development in the Vicinity of the Subject Site

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG /ar

Information for City Clerk

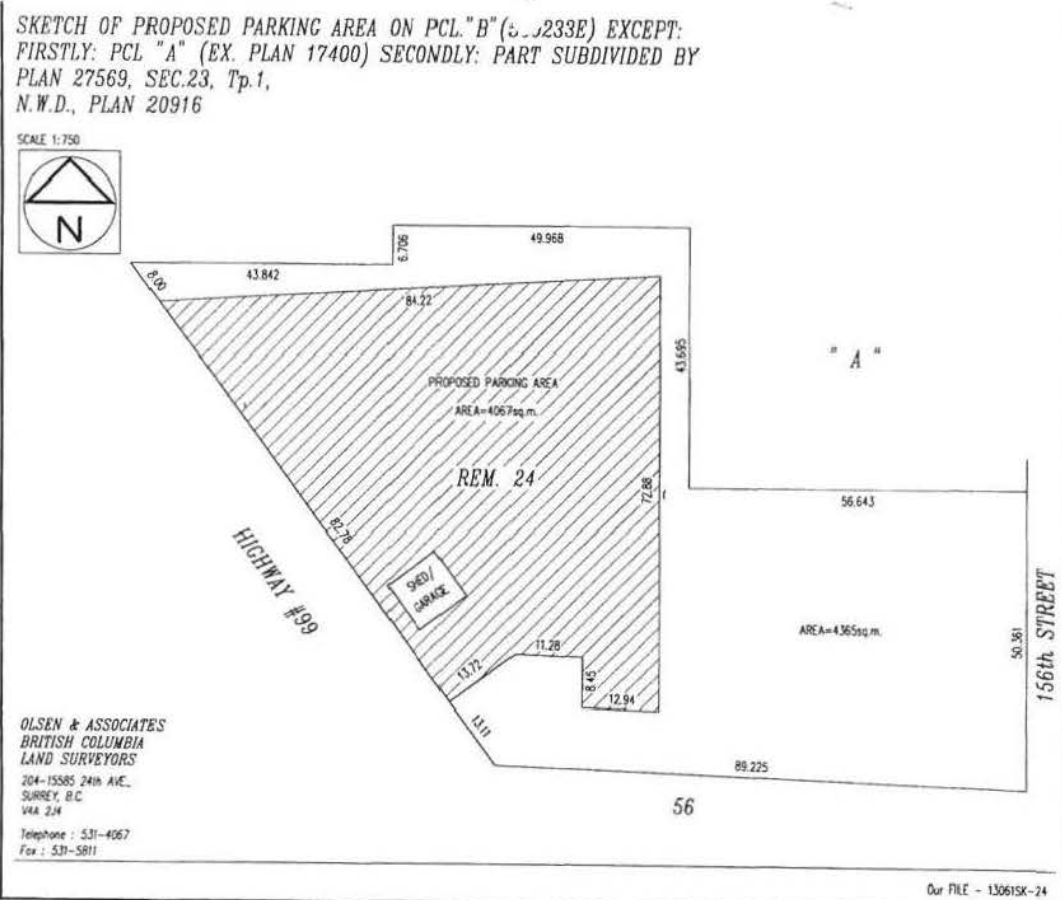
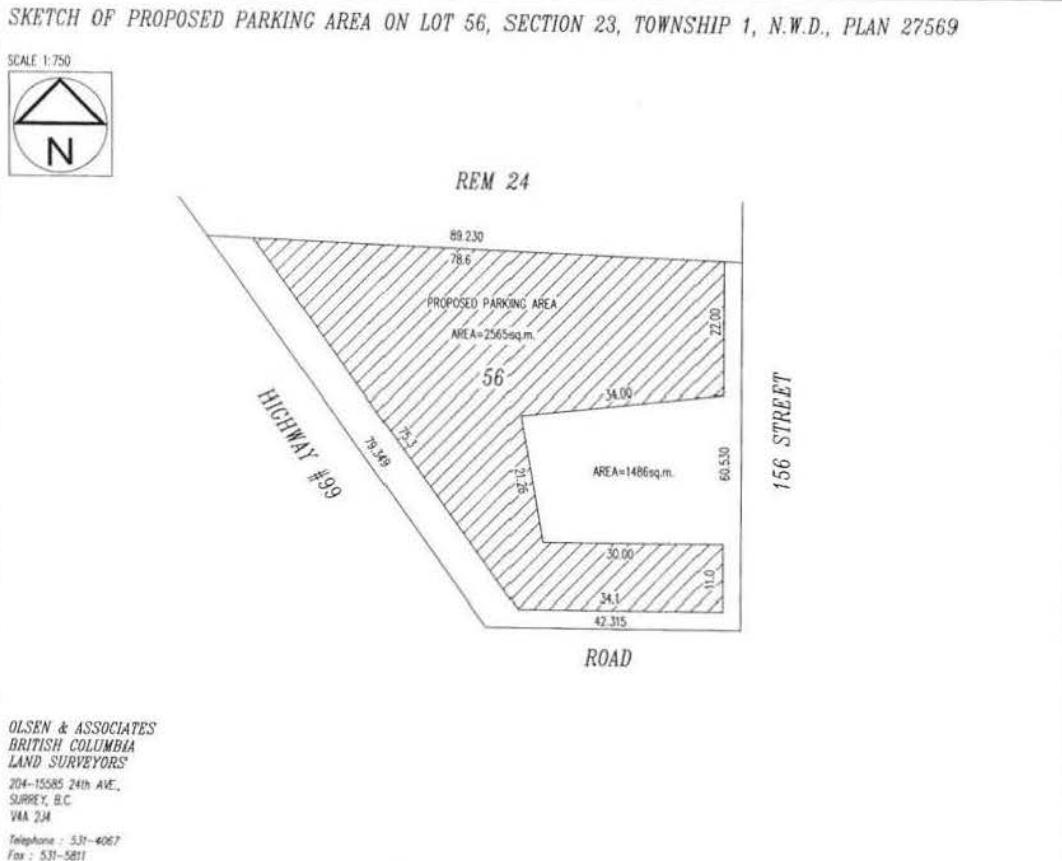
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Karsten Roh  
  
   Address:                      2745 - 156 Street  
   Surrey, BC V3S 0C5  
  
   Tel:                              604-538-6794 - Primary  
   604-538-6794 - Cellular

2.      Properties involved in the Application

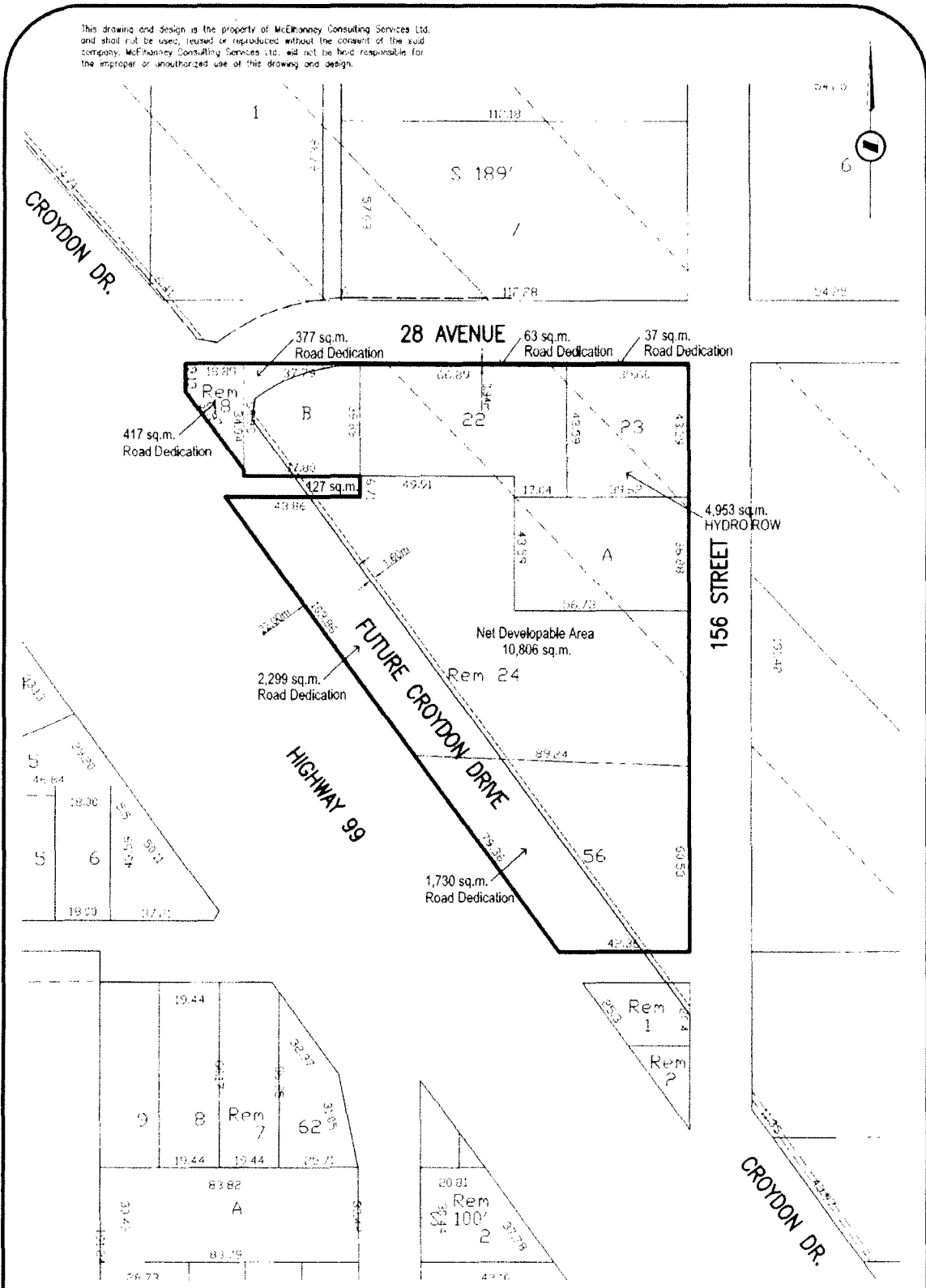
- (a)      Civic Address:                      2743 - 156 Street  
   2715 - 156 Street
  
- (b)      Civic Address:                      2743 - 156 Street  
   Owner:                              Karsten D Roh  
   PID:                                      009-599-215  
   Parcel "B" (559233e) Lot 24 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 D 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





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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**  
 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

