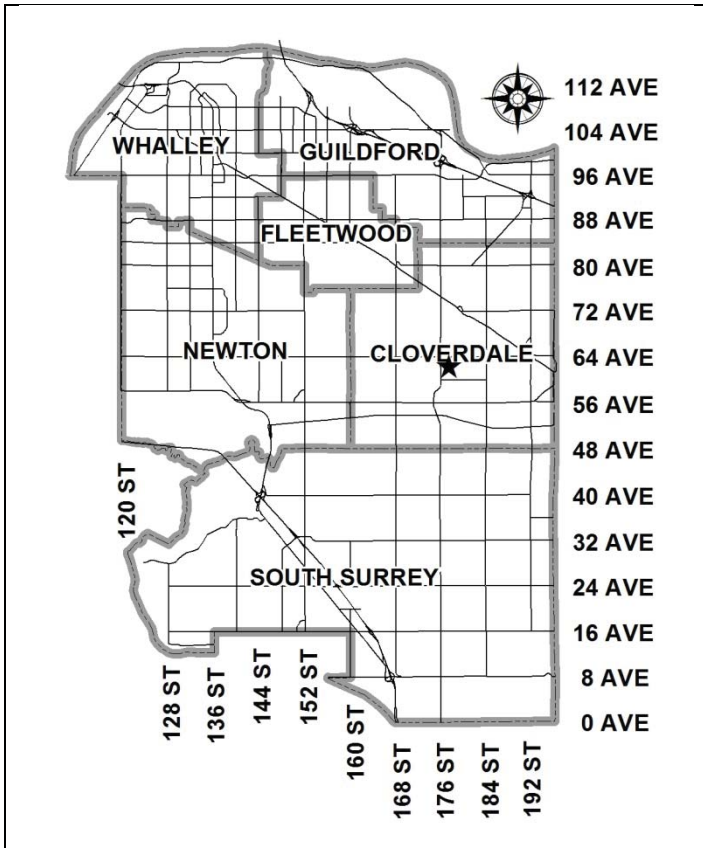


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0371-00

Planning Report Date: February 6, 2017



PROPOSAL:

- **Temporary Use Permit**

to allow for the temporary sale of non-restricted firearms, for a 3-day event (April 28-30, 2017), at the Cloverdale Fairgrounds.

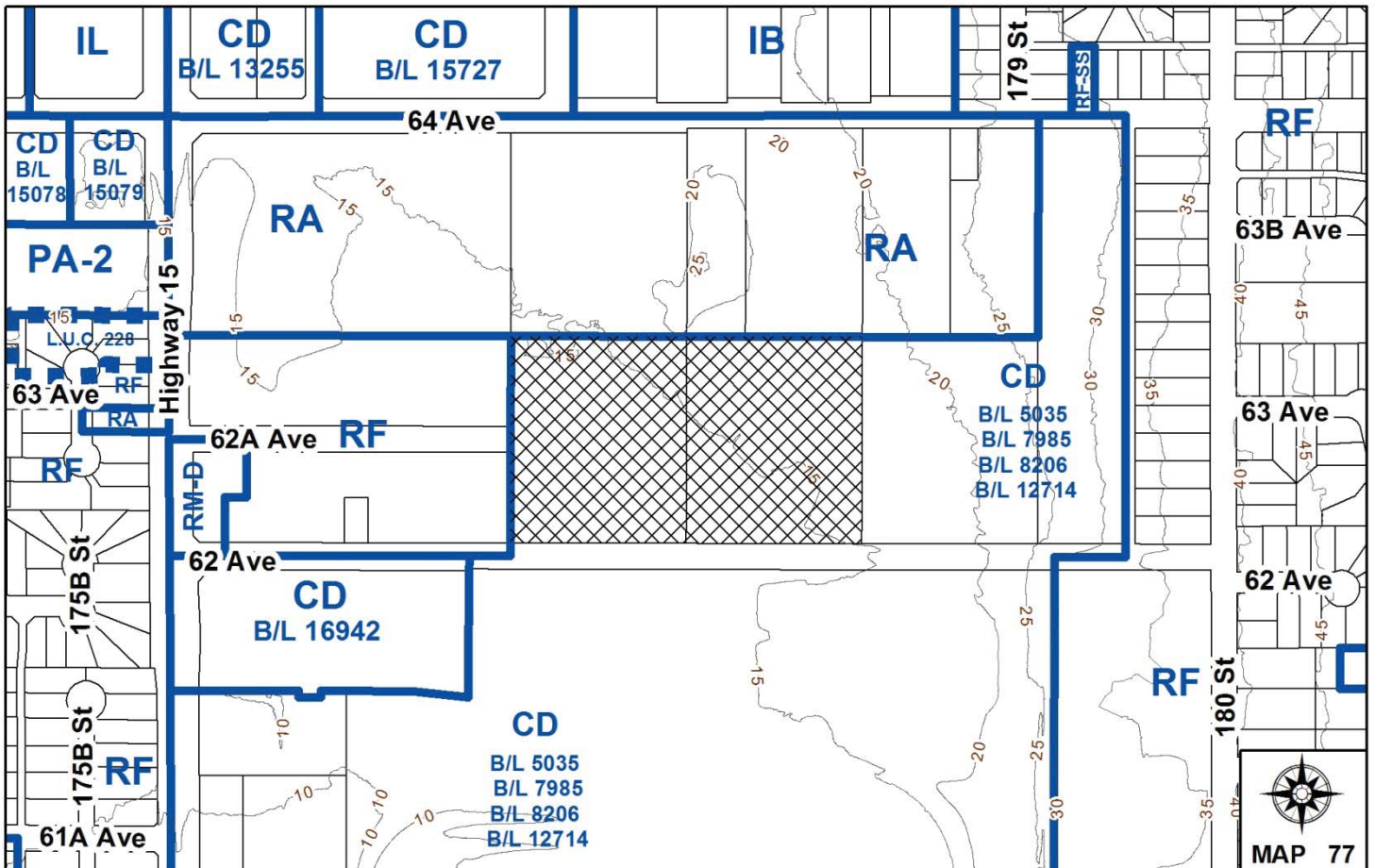
LOCATION: 17835 and 17763 - 62 Avenue

OWNER: City Of Surrey

ZONING: CD By-law No. 5035 as amended by
 By-law Nos. 7985, 8206 and 12714

OCP DESIGNATION: Urban

LAP DESIGNATION: Recreational



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The applicant proposes a Temporary Use Permit (TUP) to allow for the sale of non-restricted firearms for a limited period to accommodate an exhibition (hunting and fishing show) at the Cloverdale Fairgrounds. The proposed TUP is limited to a 3- day event on April 28-30, 2017.
- The sale of firearms is prohibited in the Zoning By-law and therefore a TUP has been requested for such sales during this 3-day event.
- Similar Temporary Use Permit Nos. 7914-0143-00 and 7915-0426-00 were issued by Council for 3-day events held in April 2015 and April 2016.

RECOMMENDATION

Council approve Temporary Use Permit No. 7916-0371-00 (Appendix II) to proceed to Public Notification.

REFERRALS

- Engineering: The Engineering Department has no comments on this proposal.
- Surrey RCMP: The RCMP referred this proposal to the Canadian Firearms Office. The applicant's Operations Manual and Security Plan has been approved by the RCMP and has been forwarded to Festival and Event Support Team for their review.
- Festival and Event Support Team (FEST): All documentation for FEST's review of the proposal has been submitted. FEST will review the proposal with the proponent, if the application is supported by Council.
- Surrey By-laws & Licensing Services: By-laws & Licensing staff have no concerns.

SITE CHARACTERISTICS

Existing Land Use: Cloverdale Fairgrounds Agriplex and Showbarn.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	City-owned treed lot, and Cloverdale skateboard park	Urban	RA
East:	City-owned detention pond and treed lot	Urban	CD By-law No. 5035 as amended by By-law Nos. 7985, 8206 and 12714
South (Across 62 Avenue):	City-owned lot with horse barns	Urban	CD By-law No. 5035 as amended by By-law Nos. 7985, 8206 and 12714
West:	City-owned parking lot and Bill Reid Millennium Amphitheatre	Urban	RA

DEVELOPMENT CONSIDERATIONS

Background

- At the September 29, 2014 Regular Council – Public Hearing Meeting, Council issued Temporary Use Permit No. 7914-0143-00 for the BC Rod and Gun Show, including the sale of firearms and ammunition, held on April 17 - 19, 2015. The sale of firearms and ammunition is prohibited in the Zoning By-law and therefore a TUP was required for this event.
- Following the success of the first event, the applicant applied for a subsequent TUP No. 7915-0426-00 for the second annual BC Rod and Gun Show held on April 15-17, 2016. In response to comments from Council, this TUP permitted the sale of firearms but it did not permit the sale of ammunition. Furthermore, the TUP was for a 3-day event in 2016 only.
- At the April 11, 2016 Regular Council – Public Hearing Meeting, Council issued Temporary Use Permit No. 7915-0426-00 for the BC Rod and Gun Show, which was held on April 15-17, 2016.

Current Proposal

- The applicant has an agreement with the Lower Fraser Valley Exhibition Society for the lease of the Agriplex and Show Barn to hold a trade show/exhibition (rebranded the Cloverdale Hunting and Fishing Show) which includes the sale of non-restricted firearms from April 28-30, 2017. The sale of ammunition is not proposed as part of the requested Temporary Use Permit.
- The sale of firearms is prohibited in the Zoning By-law and therefore a TUP has been requested for such sales during this 3-day event.
- The event will be primarily held inside the Agriplex and the Show Barn, with a few displays outside at the rear of the Agriplex in a fenced area.
- According to the applicant, the first two annual events were well attended. It was virtually incident free and had a number of visitors of all ages. The event had successfully raised funds for several charities and the organizer's intentions are to hold the event on an annual basis. The event is growing with more trade show exhibitors after the success of the first show in 2015.
- The leasing of the Cloverdale Fairgrounds is prescribed under an operating agreement between the City and the Lower Fraser Valley Exhibition Association. All events that are likely to involve two hundred and fifty or more persons attending the event are referred to the City's Festival and Event Support Team (FEST) for comment prior to the leasing of the facilities.
- If Council supports the TUP, FEST will finalize the review of all documents to proceed with the leasing of the facility for this event.
- Planning staff discussed the proposal with Surrey RCMP. The member reviewed the Security and Operations Manual for the show and has supported the document for FEST's consideration.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property and pre-notification letters were mailed on January 4, 2016. Staff have not received any phone calls or letters in response to the pre-notification

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II Temporary Use Permit No. 7916-0371-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/da

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7916-0371-00

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: 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

17763 - 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 sale of non-restricted firearms in conjunction with an exhibition for April 28-30, 2017, which may be operated by a third party.

5. The temporary use shall be carried out according to the following conditions:
 - (a) The sale of non-restricted firearms shall be in accordance with the Firearms Act and Firearms Regulations.

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 shall lapse on or before May 1, 2017.

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

ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

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
KEN WOODWARD
Realty Asset Manager

Name: (Please Print)

TO THE CITY OF SURREY:

I, Ken Woodward, City of Surrey (Name of Owner)

being the owner of

Lot 15 Section 8 Township 8 New Westminster District Plan 4506

Lot 16 Section 8 Township 8 New Westminster District Plan 4506

(Legal Description)

known as 17835 62 Avenue and 17763 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)