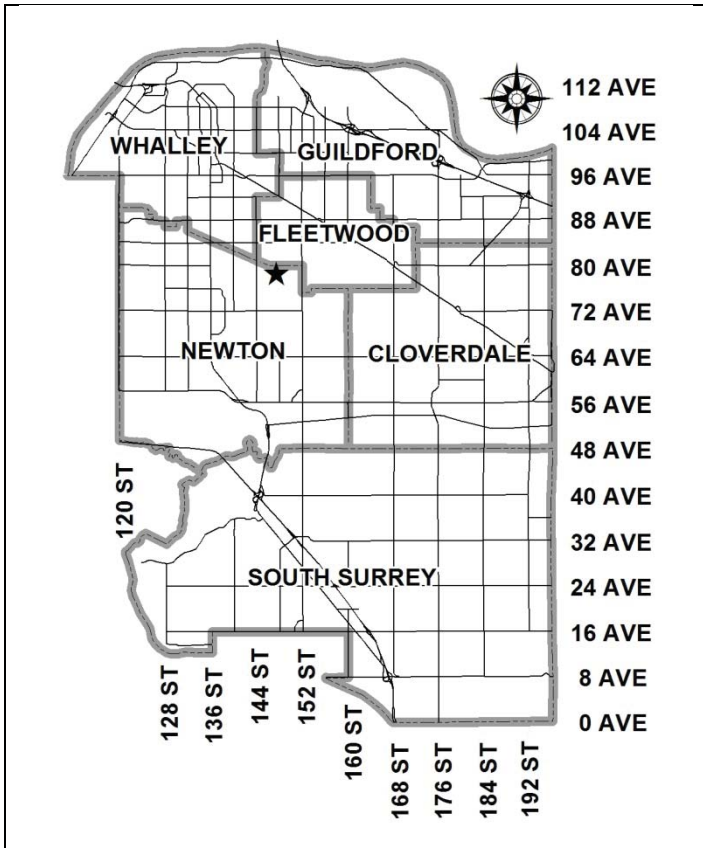


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0200-00

Planning Report Date: October 23, 2017



PROPOSAL:

- **Temporary Use Permit**

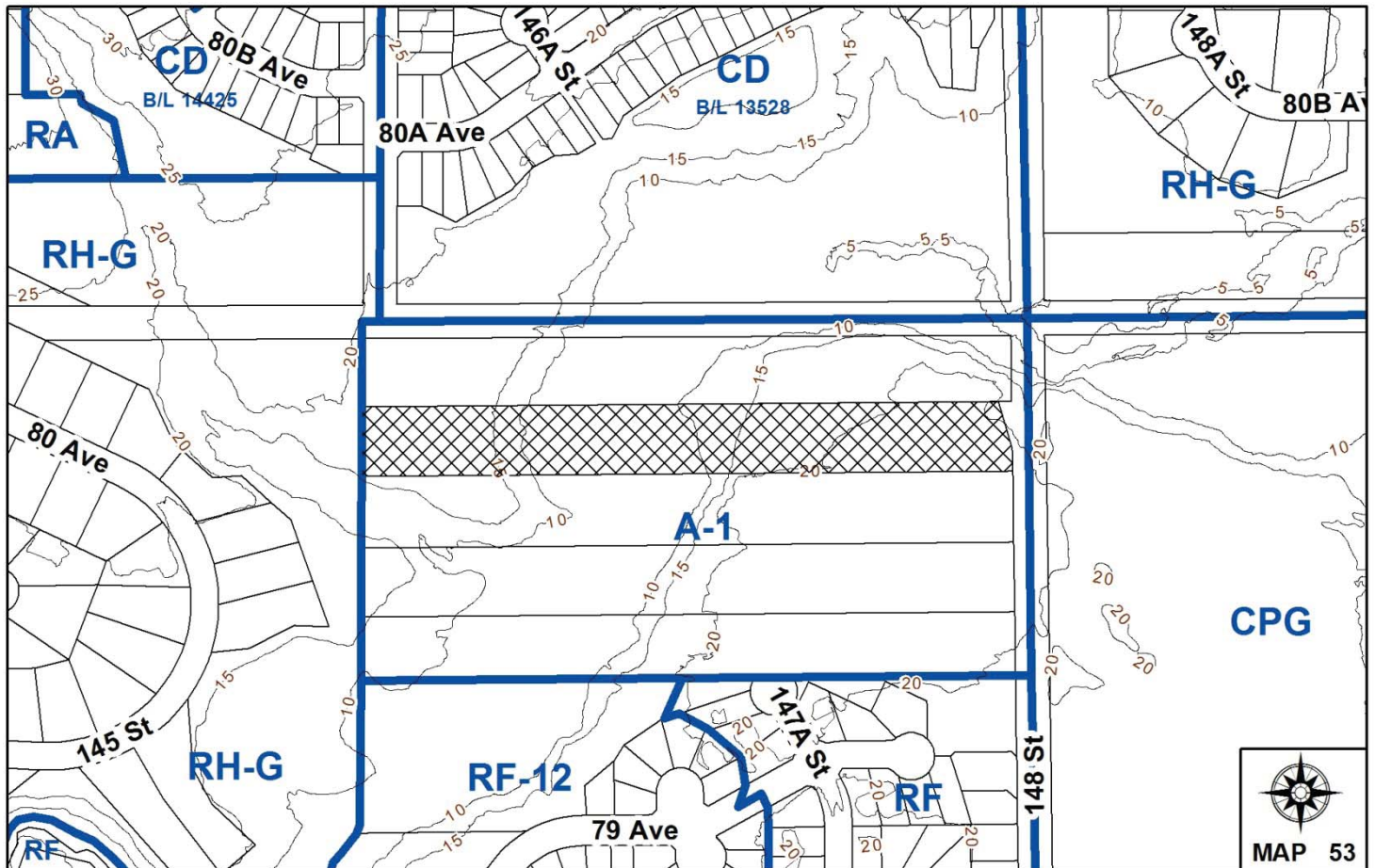
to allow the continued operation of an unauthorized outdoor recreational vehicle storage facility, for a period not to exceed three (3) years.

LOCATION: 7969 - 148 Street

ZONING: A-1

OCP DESIGNATION: Suburban

NCP DESIGNATION: Creek Preservation Area (small rear portion of the site)



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 recreational vehicle storage use does not comply with the current zoning on the site ("General Agricultural Zone (A-1)", nor the site's OCP designation ("Suburban").

RATIONALE OF RECOMMENDATION

- The proposal does not comply with the site's OCP designation of "Suburban".
- The proposal does not comply with the site's "General Agricultural Zone (A-1)" zoning.
- A previous owner submitted a TUP application in 2013 (Development Application No. 7913-0080-00) that was denied by Council. For the same proposal, this previous owner was given six months to remove the recreational vehicles from the property; however, they did not comply and sold the property to the current owners with the recreational vehicle (RV) storage business still in operation.
- Vehicle storage is an industrial use and is not in keeping with the residential character of the surrounding area.
- Area residents have raised objections to the proposal.

RECOMMENDATION

The Planning & Development Department recommends that application No. 7917-0200-00 be denied.

REFERRALS

Engineering: If the proposal is supported by Council, the application would be subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and non-conforming outdoor RV storage.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Suburban/not in NCP	A-1
East (Across 148 Street):	Guildford Golf & Country Club	Agricultural/Proposed Wet Detention Pond (2%)	CPG
South:	Non-conforming storage yard	Suburban/Creek Preservation Area (25%)	A-1
West:	City-owned Park	Suburban/Creek Preservation Area (100%)	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 7969 – 148 Street. The property is zoned A-1 and is designated "Suburban" in the Official Community Plan. The southwest corner, comprising 4% of the site, is designated "Creek Preservation Area" under the East Newton North Neighbourhood Concept Plan.
- The site is 15,745 square metres (3.9 acres) with approximately 80% of the site encumbered by a BC Hydro right-of-way.
- Bear Creek, a red-coded watercourse, runs north-south through the centre of the site. The riparian area for Bear Creek has been designated a Green Infrastructure Network Corridor of high ecological value, with high value aquatic and riparian habitat. If the proposed TUP application were to be supported by Council, the property would be subject to a Sensitive Ecosystems Development Permit.

- The site to the east and west of Bear Creek contains steep slopes in excess of a 20% grade and therefore the property would be subject to a Hazard Lands Development Permit if the proposed TUP application were to be supported by Council.
- The eastern end of the site contains one single family dwelling and a gravel parking lot approximately 4,000 square metres (1 acre) in area, where an unauthorized RV storage business has been in operation since 2010. Approximately 50 RVs, including campers, travel trailers, motorhomes, boats, and utility trailers are currently stored on site with a number of these vehicles encroaching westwards beyond the gravel lot.
- A previous TUP application was forwarded to Council in June 2014 (Development Application No. 7913-0080-00) and was denied by Council. The previous owner was given six months to remove the recreational vehicles from the property, however, they did not comply and sold the property to the current owners in February 2016 with the recreational vehicle (RV) storage business still in operation.

Current Proposal

- The current owners reported an unrelated matter to By-laws and subsequently a By-law Enforcement Officer visited the site. The owners were advised by the By-law Enforcement Officer that RV storage was not a permitted use on the site. As a response to the By-law enforcement, the owner applied for a TUP in May 2017, with the intent to continue the operation of the RV storage business in the short term for approximately three years.

Applicant's Rationale

- The applicant has provided the following rationale for the proposed Temporary Use Permit:
 - There is a need for affordable RV storage options in Surrey for people who live in apartments, condos, townhouses, and basement suites. Allowing for RV storage on this site also helps reduce the number of RVs parked in driveways and on the street;
 - There are no large trucks stored on-site. The majority of vehicles stored on site are travel trailers, with some motorhomes, boats, and other miscellaneous trailers;
 - The hours of operation are from 8:00 am to 8:00 pm to ensure no late night noise;
 - Most of the RVs are only moved on and off the site 3 or 4 times per year and there is adequate room to turn around on-site, which limits the impact on surrounding neighbours;
 - With the exception of the house to the north, the property is well screened from neighbouring properties. The property to the east is the Guildford Golf Course, which is not a residential use;
 - No overnight camping is allowed on-site. No facilities or services are provided on-site and customers are not allowed to perform maintenance or wash their vehicles on-site. The house on the property is rented and therefore the area is being monitored to ensure compliance;

- The RV storage is located under BC Hydro transmission lines and within a gravel parking lot that was created several years prior to the present owners purchasing the property;
- The current owners currently live elsewhere in Surrey and intend to move onto the subject property in 3 to 5 years and turn the property into a hobby farm, at which time some of the gravel would be removed and some would be covered over for gardens, fruit trees, and livestock (e.g. chickens and rabbits). A Temporary Use Permit (TUP) allowing for the short-term continued operation of the RV storage would facilitate this transition;
- If a TUP is granted for 3 years, no new customers would be accepted within 6 months of the expiration of the permit. All current and future customers would be advised of the end date for the storage facility to ensure sufficient time to find alternate storage locations for their vehicles; and
- The current owners are exploring the feasibility of a wholesale potted nursery, growing small trees and shrubs on-site as an alternative that could allow the RV storage operation to be closed down sooner.

Staff Evaluation

- The current TUP proposal is no different than the previous TUP application which was denied by Council in 2013 (Development Application No. 7913-0080-00).
- The concerns outlined in the 2013 planning report for the previous TUP application essentially remain unchanged. Specifically, Staff have the following concerns with the TUP proposal to allow the continued operation of the RV storage business on the subject site:
 - The proposal is not consistent with the "Suburban" designation in the OCP and the outdoor storage of vehicles is not a permitted use under the A-1 zone;
 - The subject site is located in a suburban pocket within a residential area near the end of a dead end road. RV storage is considered an industrial use and is not in keeping with the residential character of the surrounding area;
 - The existing storage is in close proximity to a red coded creek and a high value Green Infrastructure Network corridor. Engineering has indicated storm water management features may be required to prevent contamination (e.g. sediment or hydrocarbons) to the downstream drainage;
 - The RV storage operation is being operated without a business license. The current operation and proposed use are considered to have unfair competitive advantage compared to other storage facilities that are in compliance with City By-laws and Licensing; and
 - Area residents have expressed opposition to the proposed TUP as a result of the application pre-notification.

- In light of the above concerns, and Council's previous denial of the proposed temporary use, staff is not supportive of this application.

PRE-NOTIFICATION

Pre-notification letters were sent on July 12, 2017 to 72 property owners within 100 metres (300 ft.) of the subject property and to the Fleetwood Community Association and the Newton Community Association. A Development Proposal Sign was installed on July 14, 2017. To date staff have received comments from four households that oppose the application. Their concerns include:

- Proximity of the RV storage to a greenbelt and Bear Creek, a fish bearing stream, and potential for pollution;
- An RV storage operation is not an appropriate use on agricultural land;
- Increased traffic and noise generated by the RV storage operation; and
- A previous TUP application was denied by Council and the owners were told to remove the RVs from the site, which they didn't do. If this application is approved, the owners would be being rewarded for failing to comply with the City's By-laws.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Aerial Photo
Appendix III.	Engineering Summary

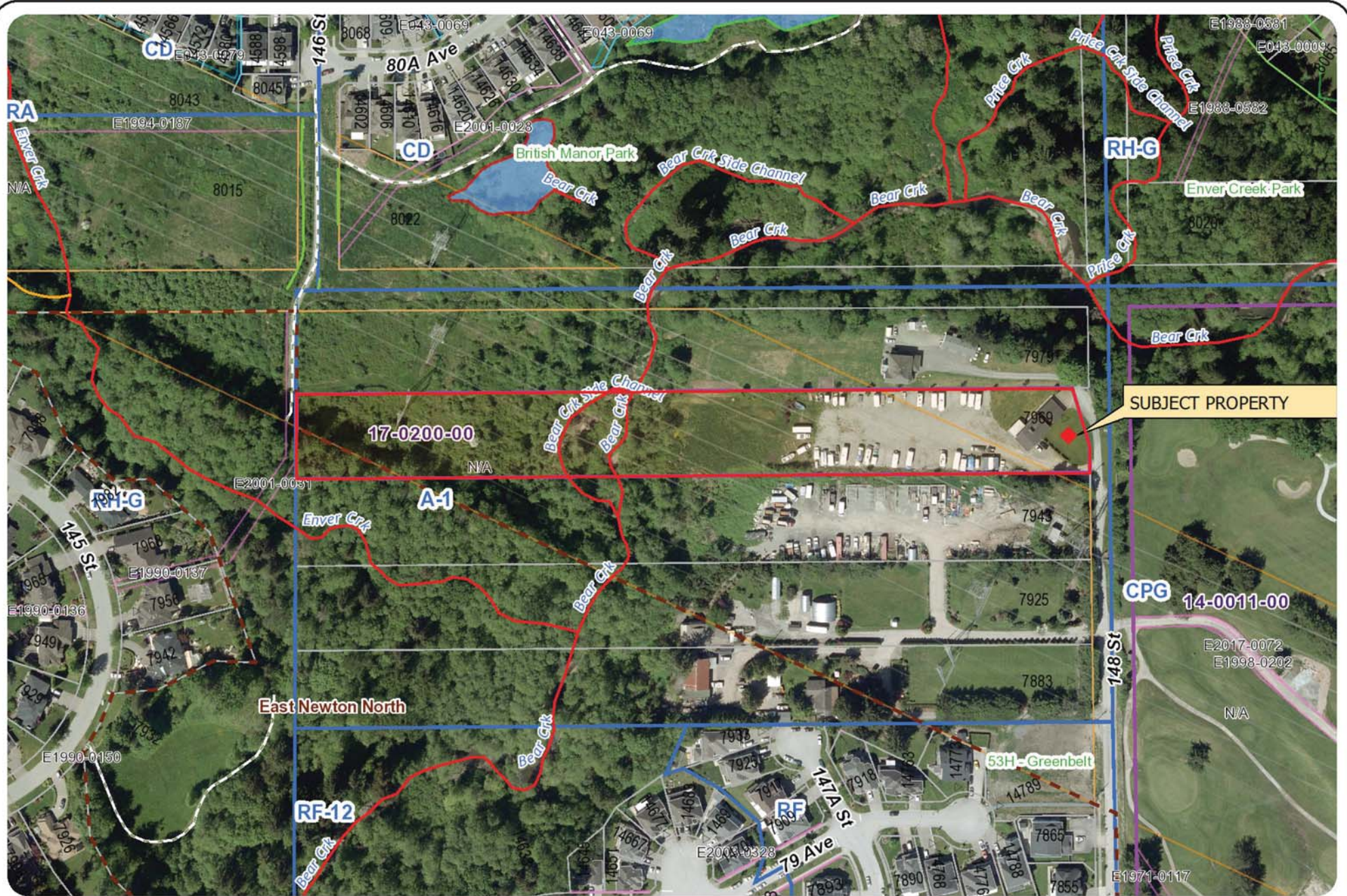
original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

COSMOS City of Surrey Mapping Online System



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Scale: 1:2,500

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2017-09-21

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **September 20, 2017** PROJECT FILE: **7817-0200-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 7969 148 Street**

TEMPORARY USE PERMIT

Should council choose to support the application, the following requirements are to be addressed as a condition of issuance of the Temporary Use Permit:

- Construct a minimum of 6.0-metre pavement width along 148 Street frontage and south to 7865-148 Street resolving any issues/conflicts associated with the widening. A Geotechnical Engineer must confirm the adequacy of the existing pavement structure for the proposed use.
- Construct a 100mm water main from 7865-148 Street to the full extent of the development frontage. The applicant is required to submit fire flow calculations and to confirm fire protection requirements are achievable for the proposed use.
- Provide a water service connection, complete with water meter.
- A stormwater management plan (SWMP) must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment. A service connection is not required if the parking surface is pervious or drains into an adequately designed onsite infiltration system. There is to be no net increase in runoff from the site.
- Provide storm water management features such as a water quality/ sediment control inlet chamber to prevent contamination (hydrocarbons, sediment, etc.) to the downstream drainage. A Restrictive covenant for the installation and maintenance of this feature is required.
- Works are to be located outside the setback area for the Class A water course (Bear Creek) that runs through the development property. A Qualified Environmental Professional is required to identify setback requirements to ensure proposed works are in accordance with the setback requirements.
- Obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site.**

A Servicing Agreement must be executed before the proposed TUP can be issued.

PROJECT MANAGEMENT / FINANCIAL

A processing fee of \$6,877.50 (GST included) is required for the Servicing Agreement. An application fee of \$520.00 (GST exempt) is required for administration of the ESC Permit process.



Rémi Dubé, P.Eng.
Development Services Manager
A3H