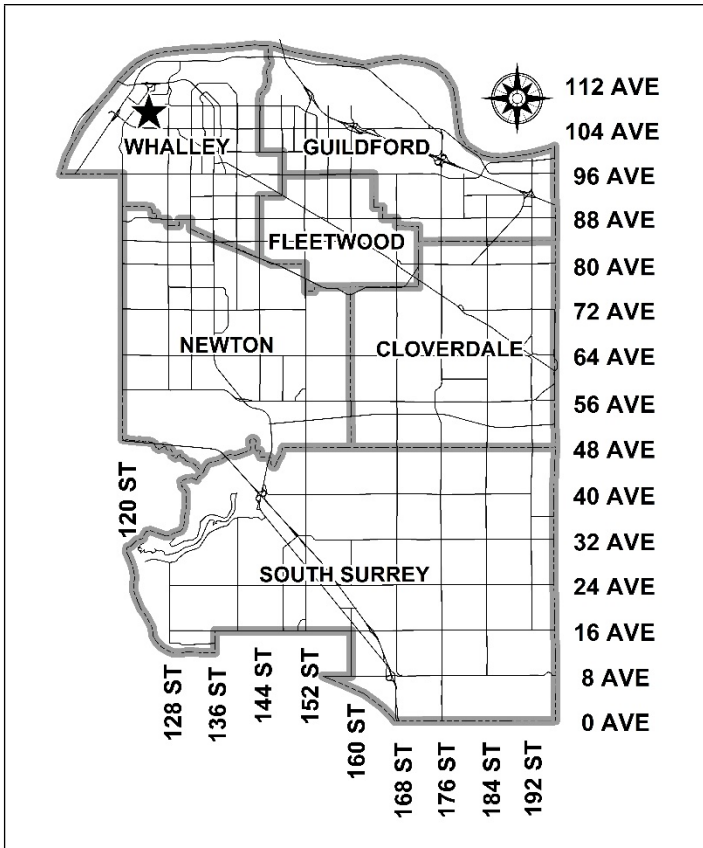


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0172-00

Planning Report Date: July 11, 2022



**PROPOSAL:**

- **Temporary Use Permit**

to permit the continued operation of a truck parking facility for a period not to exceed three (3) years.

**LOCATION:**

- 12519 - 106A Avenue
- 12513 - 106A Avenue
- 10656 - 125 Street
- 10664 - 125 Street

**ZONING:**

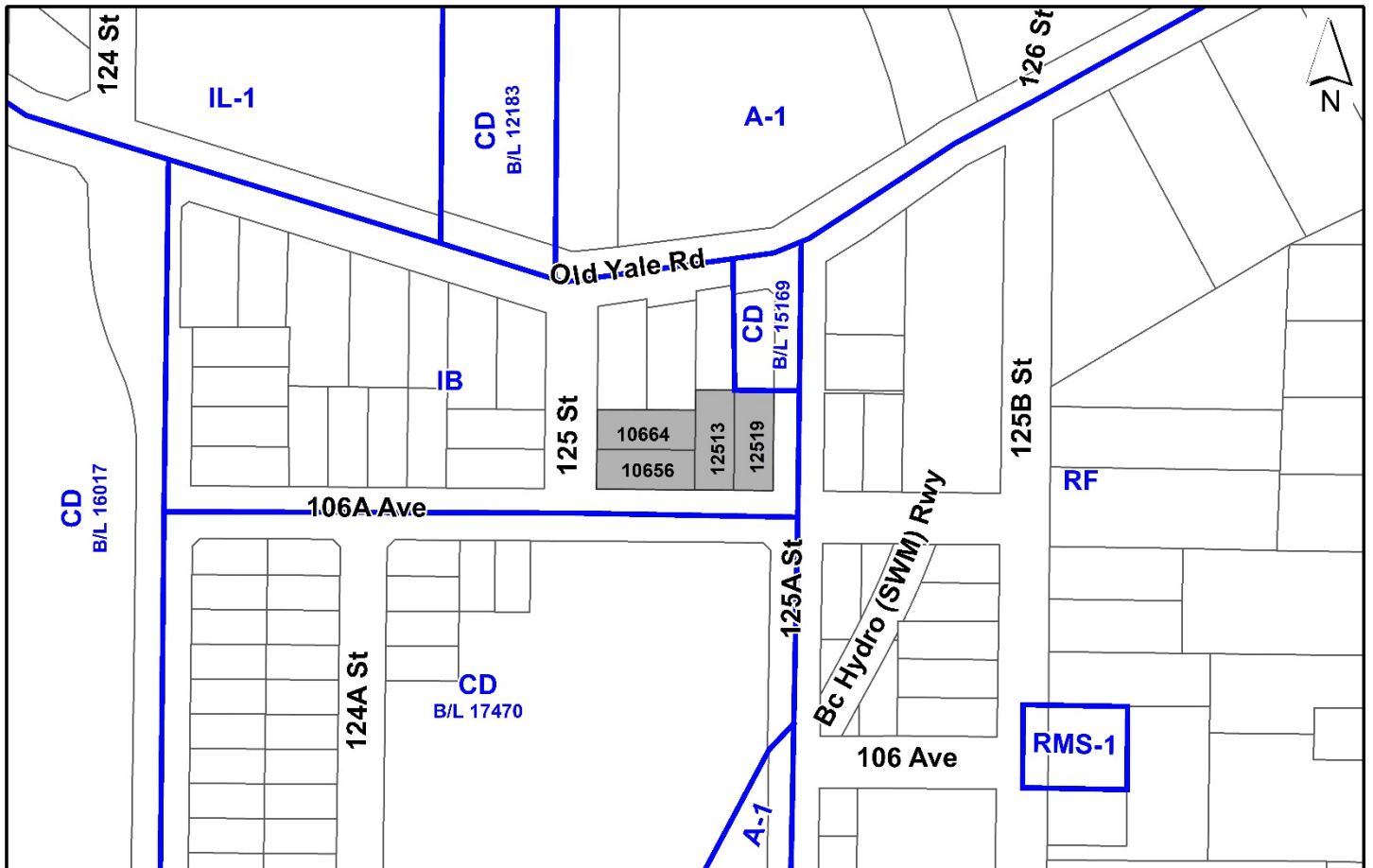
IB

**OCP DESIGNATION:**

Mixed Employment

**NCP DESIGNATION:**

Business Park & Parks and Open Spaces



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The proposed truck park is contrary to the uses permitted in the IB Zone.
- The proposed use is contrary to the Business Park designation in the South Westminster Neighbourhood Concept Plan.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal does not comply with the Business Park and Parks and Open Space designation in the South Westminster Neighbourhood Concept Plan (NCP)
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment.
- The proposal will assist in providing much-needed authorized truck spaces in the City.
- The site is in close proximity to major truck routes, including Highway No. 17 (South Fraser Perimeter Road) and Scott Road.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7921-0172-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) address comments from Metro Vancouver;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) installation of site landscaping and perimeter fencing to the satisfaction of the Planning and Development Department;
  - (e) installation of signage to prohibit truck access to 106A Avenue, and to direct truck drivers to use 125A Street to Old Yale Road, to the satisfaction of the Planning and Development Department;
  - (f) removal of all wrecked vehicles from the site to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (h) submission of a \$5,000.00 security to ensure that the site is restored following termination of the Temporary Use Permit.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Unauthorized truck parking and outdoor storage of wrecked vehicles	Mixed Employment (OCP); Business Park & Parks and Open Space (NCP)	IB
North:	Industrial lots with unauthorized outdoor storage and commercial building	Mixed Employment (OCP); Business Park & Parks and Open Space (NCP)	IB and CD (Bylaw No. 15169)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 125A Street):	Existing single family dwellings	Urban (OCP); Parks and Open Space (NCP)	RF
South (Across 106A Avenue):	City-owned greenbelt (10A)	Mixed Employment (OCP); Parks and Open Space (NCP)	CD (Bylaw No. 17470)
West (Across unopened 125 Street):	Vacant lot	Mixed Employment (OCP); Business Park (NCP)	IB

### Context & Background

- The subject site located at 10656 – 125 Street, 10664 – 125 Street, 12513 – 106A Avenue and 12519 – 106A Avenue. The subject site is a combined 0.23 hectares in area.
- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and is zoned "Business Park Zone (IB)".
- The site is located in the South Westminster Neighbourhood Concept Plan (NCP) and is primarily designated "Business Park" in the NCP with a small area along the east property line is designated "Parks and Open Spaces" to provide a buffer along 125 A Street between residential and industrial uses.
- The site is being used as an unauthorized truck park and outdoor storage for wrecked vehicles.
- There is an existing sanitary main, owned and operated by Metro Vancouver, fronting the subject site along 125A Street. The applicant is required to address comments from Metro Vancouver prior to issuance of the requested Temporary Use Permit.
- The subject site has good access for trucks, being in close proximity to the South Fraser Perimeter Road and to a controlled intersection at Old Yale Road and Scott Road. The South Fraser Perimeter Road, Old Yale Road and Scott Road are designated truck routes.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing a Temporary Use Permit for three (3) years to permit truck parking of 16 trucks. All wrecked vehicles will be removed from the site.
- Parking spaces for 16 oversized trucks are proposed. Each parking space will be a minimum of 15 metres deep and 4 metres wide. The proposed drive aisle width is 6 metres with a queuing distance of 15.8 metres.

- Vehicular access will remain from 125A Street. Access to Old Yale Road, the closest arterial road, will only be permitted from 125A Street from the site. Truck access will be prohibited from 106A Avenue and 124 Street as these roads are adjacent to residential areas. Signage will be added on the site, and along the streets, prohibiting truck access from 106A Avenue.
- Old Yale Road is not a heavy truck route, and prohibits access to trucks over 10,000 kg G.V.W. The proposed TUP will be limited to trucks under 10,000 kg G.V.W. only.
- The subject site will remain surfaced with gravel. The 15.8-metre deep driveway will be paved.
- The applicant is proposing perimeter fencing consisting of black chain-link fencing with black privacy slats to screen the truck parking use particularly along the east, west, and south sides. This fencing is required to be installed prior to TUP issuance.
- The proposed temporary truck parking facility will allow for the interim use of the land until it is economically viable for redevelopment.
- The proposed temporary truck parking facility will assist in providing much-needed authorized truck parking spaces in the City.
- At the time the proposed TUP expires, the applicant will be required to restore the subject site to its original condition, prior to the parking of unauthorized vehicles. Submission of a \$5,000.00 security is required to ensure this is complete.

### Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Metro Vancouver: Metro Vancouver has concerns over the proximity of the proposed use to an existing Metro Vancouver sanitary trunk main along 125A Street, fronting the subject site. As a condition of TUP issuance, the applicant will be required to address these concerns.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The subject site is designated as "Mixed Employment" in the OCP. The proposed interim use complies with the OCP designation, which is intended to support light industrial uses in commercial areas.

## Secondary Plans

### Land Use Designation

- The subject site is designated as "Business Park" and "Parks and Open Spaces" in the South Westminster Neighbourhood Concept Plan. The proposed interim use does not comply with the "Business Park" designation which is intended to support large industrial and commercial business parks.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 18, 2022, and the Development Proposal Signs were installed on May 25, 2022. Staff received 2 responses from neighbouring residents (*staff comments in italics*):
  - One resident was opposed to the proposal and was concerned about the safety concerns of trucks in an existing residential area. Another resident was also opposed to the proposed TUP and had concerns about the noise, light pollution, smell, and garbage concerns the current unauthorized use has caused in the area. They have further concerns this will continue with the proposed truck parking use.
    - *Staff confirmed trucks will only be permitted to access the site via 125A Street and Old Yale Road. No truck access will be permitted along 124 Street and 106A Avenue, which is adjacent to existing residential areas.*
    - *Staff also confirmed the subject TUP will be screening the perimeter of the site with chain-link fencing with privacy slats. The site will also be landscaped along the east property line for added privacy. Additionally, the TUP will result in some general clean up of the site including the removal of the wrecked vehicles. This should improve the overall aesthetic of the site.*

## TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	0	1
Cottonwood	3	0	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Retained and Replacement Trees</b>		<b>4</b>	

- The Arborist Assessment states that there are a total of four (4) mature trees on the site, 100% of which are Alder and Cottonwood trees. It was determined that all four trees can be retained as part of this development proposal. No replacement trees are required.
- As part of the Temporary Use Permit, landscaping is required along 125A Street. The applicant is proposing a 6-metre wide landscape buffer. The new landscaping on the site will consist of a variety of trees and shrubs including Strawberry Tree, Rosy Glow Berberis, Red Flowering Currant and Scarlet Medland Rose. The landscaping is required to be installed prior to TUP issuance.
- In summary, a total of 4 trees are proposed to be retained on the site.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan & Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	Aerial Photo
Appendix IV.	Temporary Use Permit No. 7921-0172-00

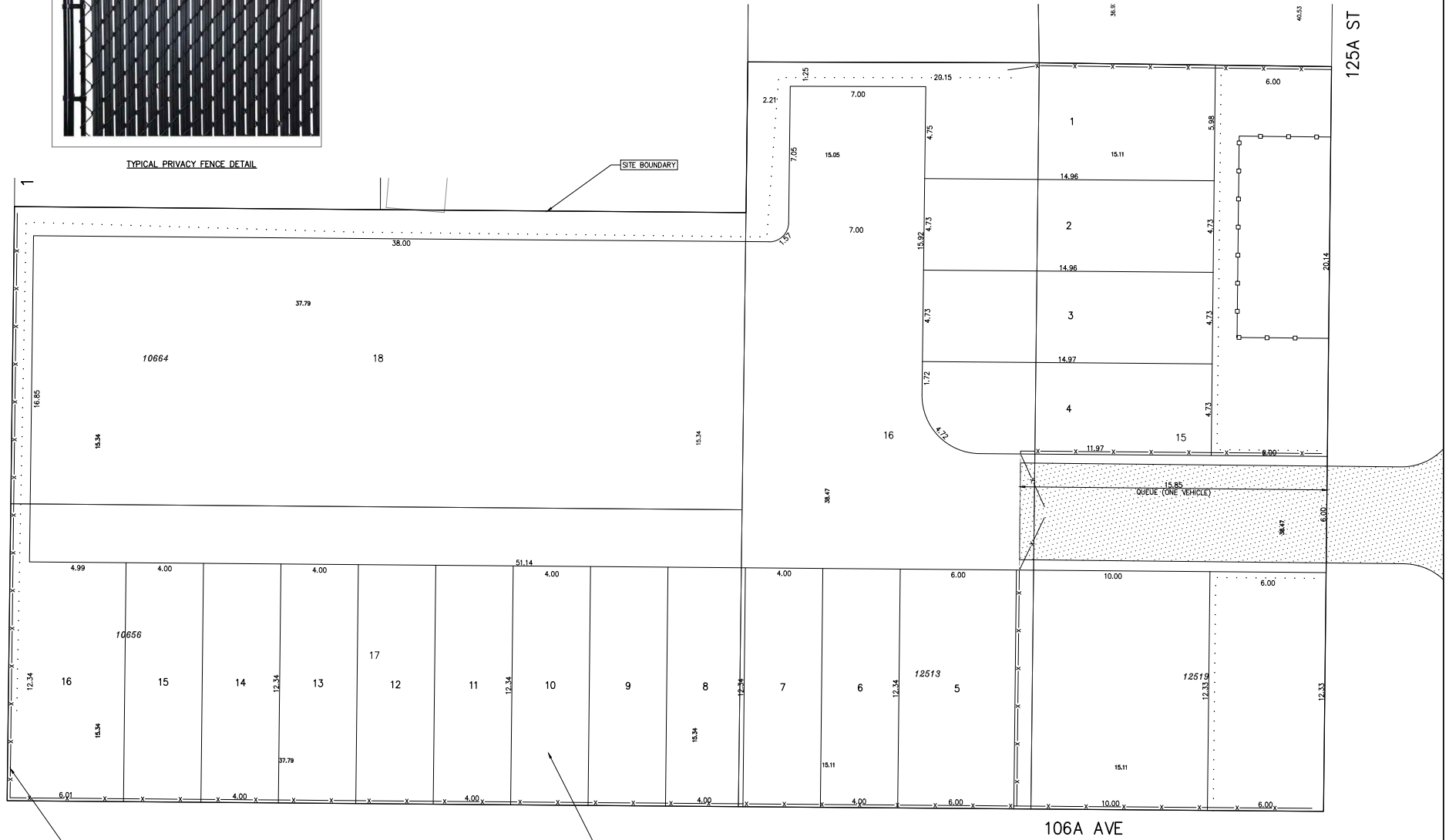
*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

SJ/cm



TYPICAL PRIVACY FENCE DETAIL



INSTALL 1.8m HIGH BLACK CHAIN LINK FENCE C/W VERTICAL PRIVACY SLATS AROUND SITE PERIMETER. SEE DETAIL THIS SHEET.

PARKING STALL (TYP)

- NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  - LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

No.	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



SUKHDEV SINGH JHAND  
 10755 - 124 STREET, SURREY, BC V3V 4T5 PH: 604-580-8008  
**PRELIMINARY LOT LAYOUT**  
 SITE AT 10656/64 125 ST AND 12513/19 106A AVE SURREY BC

Scale: 1:100	Mun. Proj. No.	Dwg. No.
Drawn: TWD	Mun. Dwg. No.	A
Designed: PM	Job No. 21-4307	Of
P.W. P.U.	Date MAY /21	Revision
Approved:		

S:\projects\106A\106A\_Prelim.dwg 4/16/2024 3:53:34 PM



1. LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN OR BE A JOURNEYMAN HORTICULTURIST, OR HAVE COMPLETED A TWO YEAR DIPLOMA IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.

2. ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.

3. PLANT MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPANYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BCMA STANDARD FOR NURSERY STOCK AND THE BCMA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF P. RAPIDUM (SODS).

4. PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.

5. PLANT SUBSTITUTIONS ARE PERMITTED WITH APPROVAL BY THE LANDSCAPE CONSULTANT.

6. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.

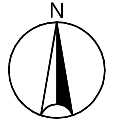
7. PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD. SOIL DEPTHS AS FOLLOWS:

PERENNIALS AND ANNUALS - 30CM  
SMALL SHRUBS - 45CM  
LARGE SHRUBS - 60CM  
TREES - MINIMUM 60CM FOR A 10150 AREA LAWN - 801

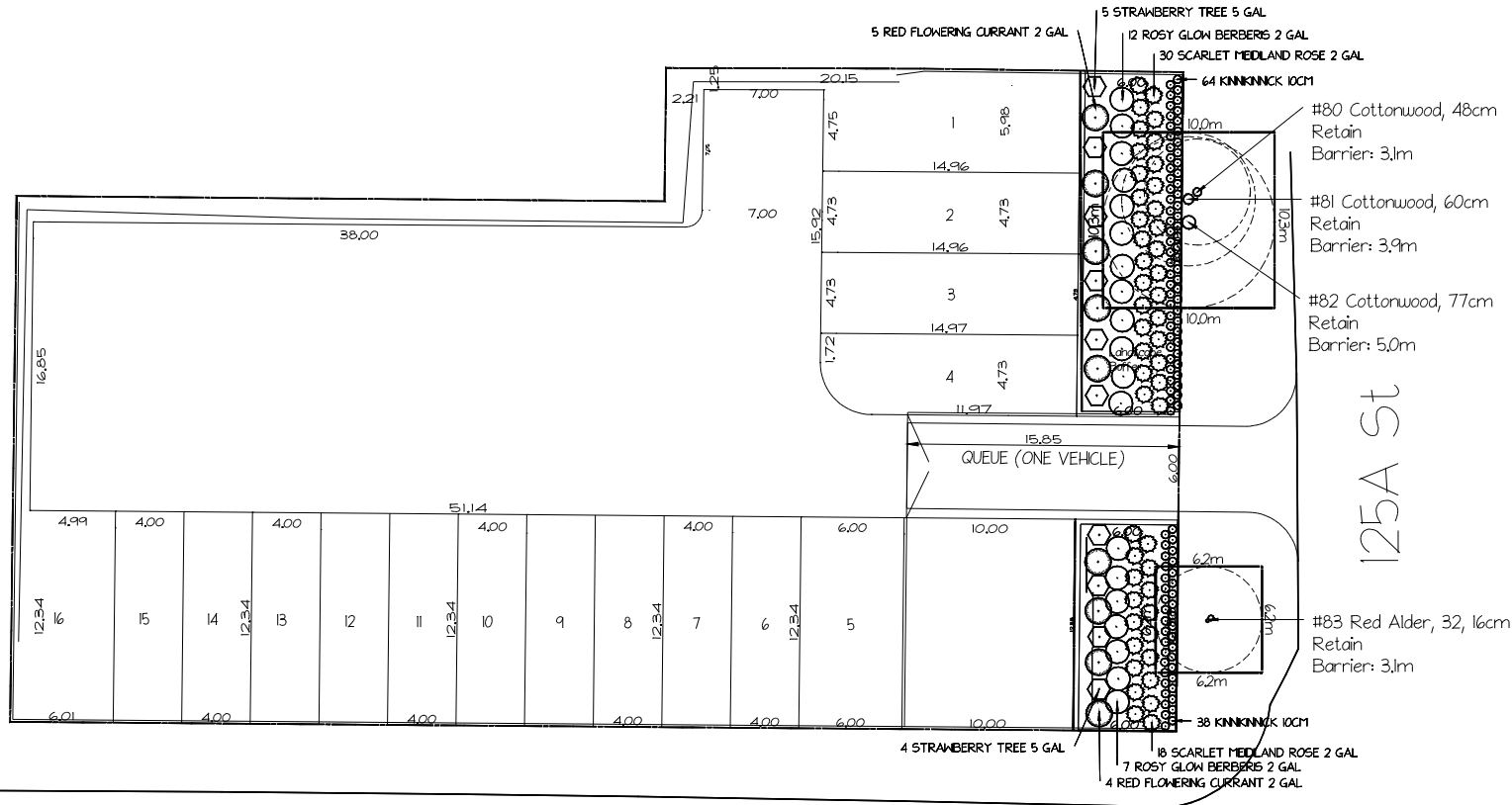
8. ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.

9. PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF SIX MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND WRONG SPECIES OR VARIETY.

10. ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO ENSURE MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS.




125 St  
(Unconstructed)




106A Ave

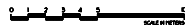
**LEGEND**


Retained Tree 

Critical Root Zone 

Tree Protection Barrier 

Qty	Botanical Name	Common Name	Size/Condition
<b>Shrubs</b>			
9	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL
19	BERBERIS JAPONICA ROSY GLOW	ROSY GLOW BERBERIS	2 GAL
9	RIBES SANGUINELM	RED FLOWERING CURRANT	2 GAL
48	ROSA SCARLET MEDLAND	SCARLET MEDLAND ROSE	2 GAL
<b>Groundcovers</b>			
102	ARCTOSTAPHYLOS UVA-URS1	KINNIKINNICK	10CM





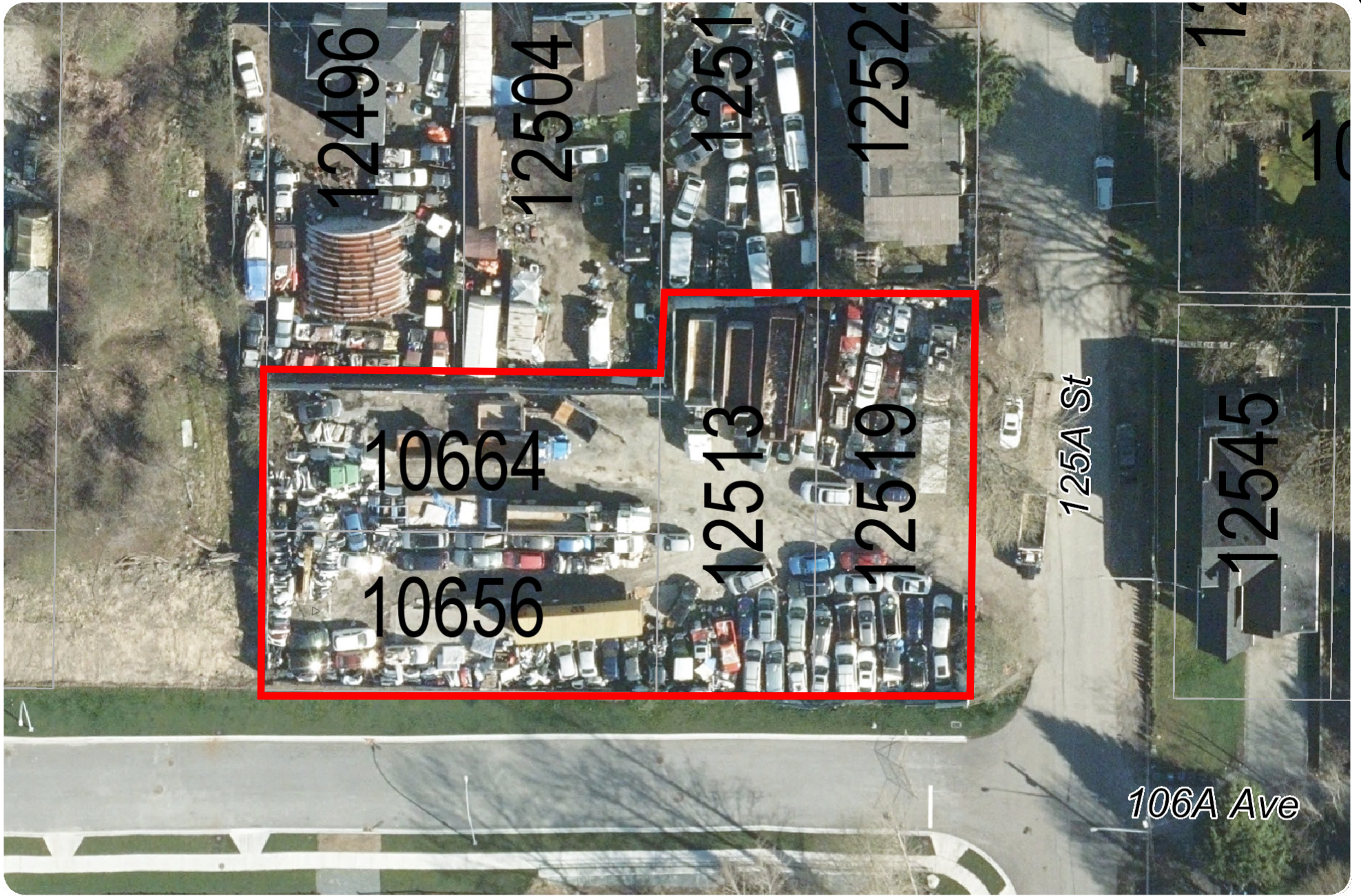
**604-724-3025**  
[www.huckleberrylandscape.ca](http://www.huckleberrylandscape.ca)

**Address:** 12519 106A Street

<b>Client Name:</b> Surkdev Jhand	<b>Project:</b> Truck Park App
<b>Drawing:</b> Landscape Plan	<b>Drawing no:</b> 1 of 1 <b>Revision no:</b>
<b>Scale:</b> 1:100	<b>Date:</b> May 2022 <b>Drawn by:</b> AKK



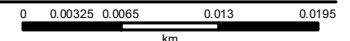




10656 - 125 Street, 10664 - 125 Street, 12513 - 106A Avenue, 12519 - 106A Avenue

Scale: 1:500

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: 2022-07-04

CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7921-0172-00

Issued To:

(the "Owner")

Address of Owner:

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: 011-631-805

Lot 15 Block 4 Section 20 Block 5 North Range 2 West New Westminster District Plan 517

12519 - 106A Avenue

Parcel Identifier: 011-631-813

Lot 16 Block 4 Section 20 Block 5 North Range 2 West New Westminster District Plan 517

12513 - 106A Avenue

Parcel Identifier: 011-631-821

Lot 17 Block 4 Section 20 Block 5 North Range 2 West New Westminster District Plan 517

10656 - 125 Street

Parcel Identifier: 011-631-830

Lot 18 Block 4 Section 20 Block 5 North Range 2 West New Westminster District Plan 517

10664 - 125 Street

(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 a temporary truck parking facility for 16 vehicles exceeding 5,000 kilograms G.V.W. and below 10,000 kilograms G.V.W., with the access and the location of the structures, and landscaping and fencing, substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit
5. The temporary use shall be carried out according to the following conditions:
  - (a) Trucks parked on site must be less than 10,000 kilograms G.V.W;
  - (b) Trucks using the temporary truck parking facility are limited to using 125A Street to access Old Yale Road only. Trucks are not permitted along 106A Avenue and/or 124 Street. Appropriate signage is required to be installed to direct truck drivers accordingly;
  - (c) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
  - (d) Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning & Development with a minimum of one such facility on site;
  - (e) the following activities are prohibited on the land:
    - i. vehicle washing
    - ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43
    - iii. truck fuel storage or refuelling
    - iv. storage of waste petroleum fluids
    - v. parking or storage of vehicles containing Dangerous Goods as defined by the *Transport of Dangerous Goods Act* R.S.B.C. 1996, Chapter 458.
6. The Owner covenants and agrees as a condition of the issuance of this Temporary Use Permit to:
  - (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to this Temporary Use Permit; and

(b) restore the Land to the condition it was in prior to the parking of vehicles.

7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash in the amount of \$5,000.00

8. 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.
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
10. This temporary use permit is not transferable.
11. This temporary use permit shall lapse three years from date of issuance.

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

ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

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.

---

Owner: Signature

---

Name: (Please Print)

TO THE CITY OF SURREY:

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

being the owner of \_\_\_\_\_  
(Legal Description)

known as \_\_\_\_\_  
(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.

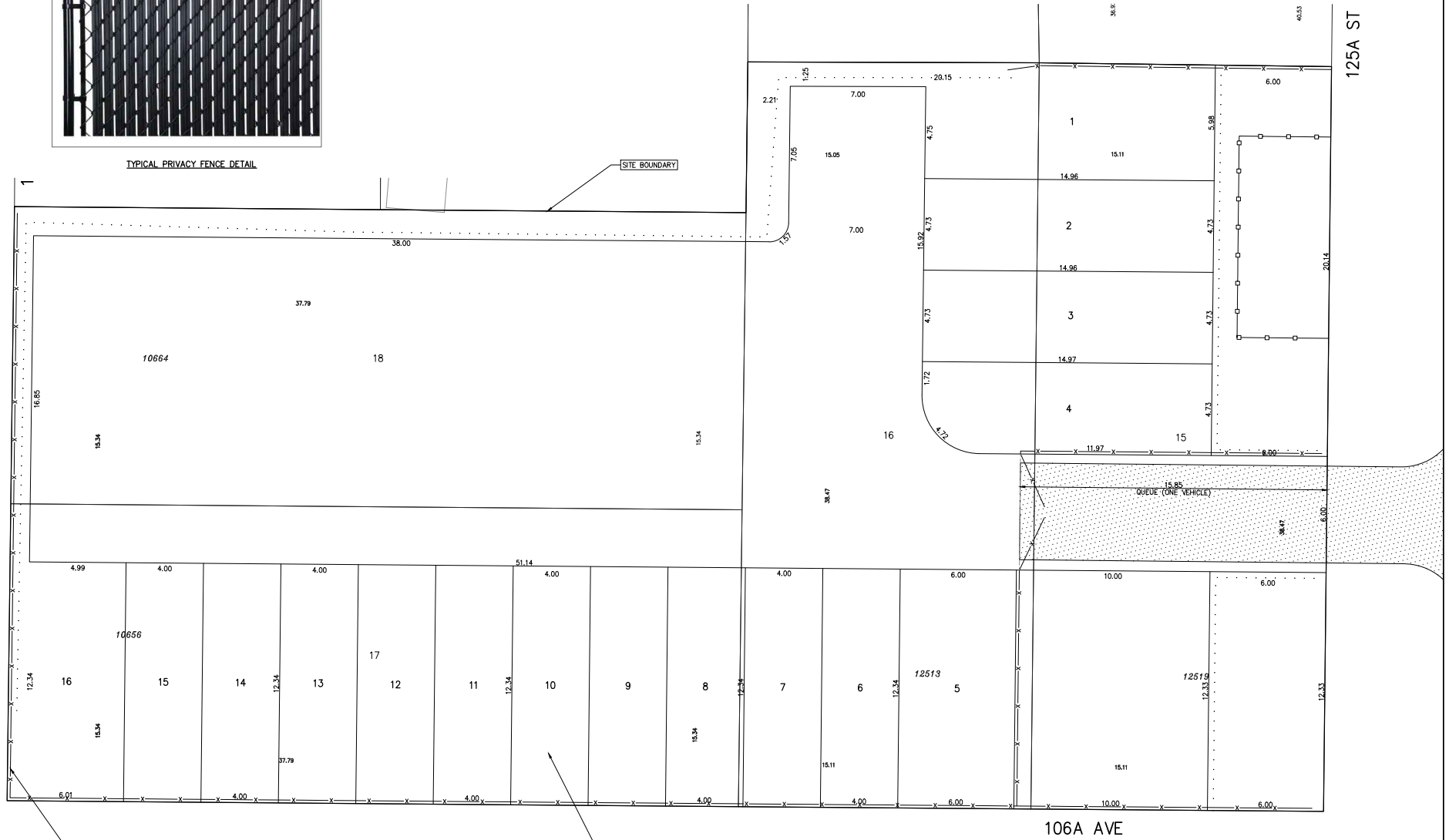
\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)





TYPICAL PRIVACY FENCE DETAIL



INSTALL 1.8m HIGH BLACK CHAIN LINK FENCE C/W VERTICAL PRIVACY SLATS AROUND SITE PERIMETER. SEE DETAIL THIS SHEET.

PARKING STALL (TYP)

- NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  - LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

No.	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



SUKHDEV SINGH JHAND  
 10755 - 124 STREET, SURREY, BC V3V 4T5 PH: 604-580-8008  
**PRELIMINARY LOT LAYOUT**  
 SITE AT 10656/64 125 ST AND 12513/19 106A AVE SURREY BC

Scale: 1:100	Mun. Proj. No.	Dwg. No.
Drawn: TWD	Mun. Dwg. No.	A
Designed: PM	Job No. 21-4307	Of
P.W. P.U.	Date MAY /21	Revision
Approved:		