

CITY OF SURREY

BY-LAW NO. 15032

A by-law to amend the provisions of Surrey Official
Community Plan By-law, 1996, No. 12900, as amended

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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Official Community Plan By-law No. 12900, as amended, is hereby further amended as follows

Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas, by adding the following section immediately following Temporary Industrial Use Permit Area No. 11:

Temporary Industrial Use Permit Area No. 12

Temporary Truck Parking Facility

Purpose: To allow the development and operation of a temporary truck and automotive parking facility.

Location: North 346.37 Feet of Lot "B" Except Part Subdivided by Plan 28323 Section 20 Block 5 North Range 2 West New Westminster District Plan 3231.

Conditions: **1. Zoning By-law Requirements**

- (a) The Zoning By-law requirement for the construction of a permanent building, including washroom facilities, with a minimum area of 100 square metres [1,076 sq.ft.] is waived; and
- (b) The Zoning By-law requirement for paving the parking area with asphalt, concrete or other similar pavement is waived and the use of other surfacing materials, acceptable to the General Manager of Engineering, is allowed.

2. Landscaping Requirements

- (a) The boundaries of a truck parking facility shall be landscaped and/or buffered to the City specifications to mitigate visual and noise impacts on adjacent developments; and
- (b) All required landscaping works and planting materials must be maintained for the life of the Temporary Use Permit. A security deposit may be held by the City to ensure the maintenance of the landscaping.

3. Engineering Servicing Requirements

- (a) A storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
- (b) The street fronting the property must be constructed to a structural and width standard to accommodate trucks to the satisfaction of the General Manager, Engineering;

- (c) All other engineering requirements such as rights-of-way where necessary must be addressed to the satisfaction of the General Manager, Engineering;
- (d) The parking shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway; and
- (e) Some area of asphalt or concrete paving shall be provided on the site near its driveway to the fronting road to prevent tracking of dirt or mud onto the public street.

4. General Requirements

- (a) A Restrictive Covenant shall be registered on the title of the lot and shall include a notification that truck washing, truck fuel storage or refuelling, storage of waste petroleum fluids and vehicle maintenance onsite are prohibited;
- (b) A security deposit, as specified in the Temporary Use Permit, is to be held by the City to ensure the subject lands are restored to their predevelopment state, within a specified period of time after expiry of the Temporary Use Permit, as specified in the Temporary Use Permit; and
- (c) The subject lands are to be used in accordance with the provisions of the Temporary Use Permit.

Expiration: This Temporary Use Permit remains in effect until:

- (a) The date that the Permit expires; or
- (b) Two years after the Permit was issued, whichever occurs first.

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 36 Amendment By-law, 2003, No. 15032."

READ A FIRST AND SECOND TIME on the 26th day of May, 2003.

PUBLIC HEARING HELD thereon on the 23rd day of June, 2003.

READ A THIRD TIME ON THE 23rd day of June, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 19th day of April, 2004.

_____ MAYOR

_____ CLERK