

CITY OF SURREY

BY-LAW NO. 17199

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 1996, 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. 38:

Temporary Industrial Use Permit Area No. 39

Truck Parking

Purpose: To allow the development and operation of a temporary truck and trailer parking facility for vehicles exceeding 5,000 Kg. [11,023 lbs.] gross vehicle weight and the operation of a trucking business.

Parcel Identifier: 008-968-471

Location: Lot 3, Except: Part on SRW Plan LMP20327 Section 19 Block 5 North Range 2 West New Westminster District Plan 3987

10692 Scott Road

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 meters (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 modified to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager of Engineering.

2. Landscaping Requirements

- (a) The boundaries of a truck parking facility located adjacent to uses other than a residential use shall be landscaped and/or buffered to the City specifications to mitigate visual and noise impacts on adjacent developments;

- (b) The boundaries of a truck parking facility located adjacent to residential designated area shall provide increased landscaping and other buffering and/or additional noise attenuation measures to be determined, on a case by case basis, by the City to mitigate visual and noise impacts on adjacent developments;
- (c) All required landscaping works and planting materials must be maintained for the life of the Temporary Use Permit; and
- (d) The City's Landscape Architect will inspect the site, or require inspection of the site by a registered landscape architect, to ensure the work is completed and to approve the landscaping prior to issuance of a Temporary Use Permit.

3. Environmental Considerations

If the site contains a creek, or is in proximity to a creek on an adjoining property, creek protection areas as defined in the Land Development Guidelines are required. Should the applicant wish to relax these requirements, an application is required to the Environmental Review Committee for its consideration.

4. Engineering Services 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 area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
- (e) An area of asphalt or concrete paving shall be provided on the site in the area where its driveway meets the fronting road to prevent tracking of dirt or mud onto the public street, to the satisfaction of the General Manager, Engineering; and
- (f) City Staff to perform a site inspection to ensure that all site requirements have been met prior to issuance of a Temporary Use Permit.

5. Planning Requirements

- (a) Sealed engineering or architectural drawings and related information are to be provided to the satisfaction of the General Manager of Planning and Development related to the layout of the site including any buildings or structures on the site, site access, drive aisles, parking stall layout,

signage and landscaping, demonstrating that the layout as proposed will allow for adequate space for manoeuvring and parking of all vehicles on site in an orderly manner up to the full capacity of the parking lot;

- (b) The parking spaces in the truck parking lot are to be visually delineated at all times to the satisfaction of the General Manager of Planning and Development so as to assist in ensuring the orderly parking of vehicles on the site at all times; and
- (c) Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning and Development but in any case there shall be a minimum of one such facility on site.

6. General Requirements

- (a) The following activities are prohibited on the lot: truck washing, vehicle maintenance truck fuel storage or refuelling, storage of waste petroleum fluids, parking or storage of vehicles containing Dangerous Goods as defined by the *Transport of Dangerous Goods Act*. This requirement shall be placed as a condition in the Temporary Use Permit; and
- (b) The subject lands are to be used in accordance with the provisions of the Temporary Use Permit.

Expiration:

The Temporary Industrial Use Permit will remain in effect until the earlier of the following:

- (a) The date specified in the Temporary Industrial Use Permit; or
- (b) Two years after the Temporary Industrial Use Permit was issued.

- 2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 103 Amendment By-law, 2010, No. 17199"

PASSED FIRST AND SECOND READING on the 21st day of June, 2010.

PUBLIC HEARING HELD thereon on the 12th day of July, 2010.

PASSED THIRD READING on the 12th day of July, 2010.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of April, 2012.

_____ MAYOR

_____ CLERK