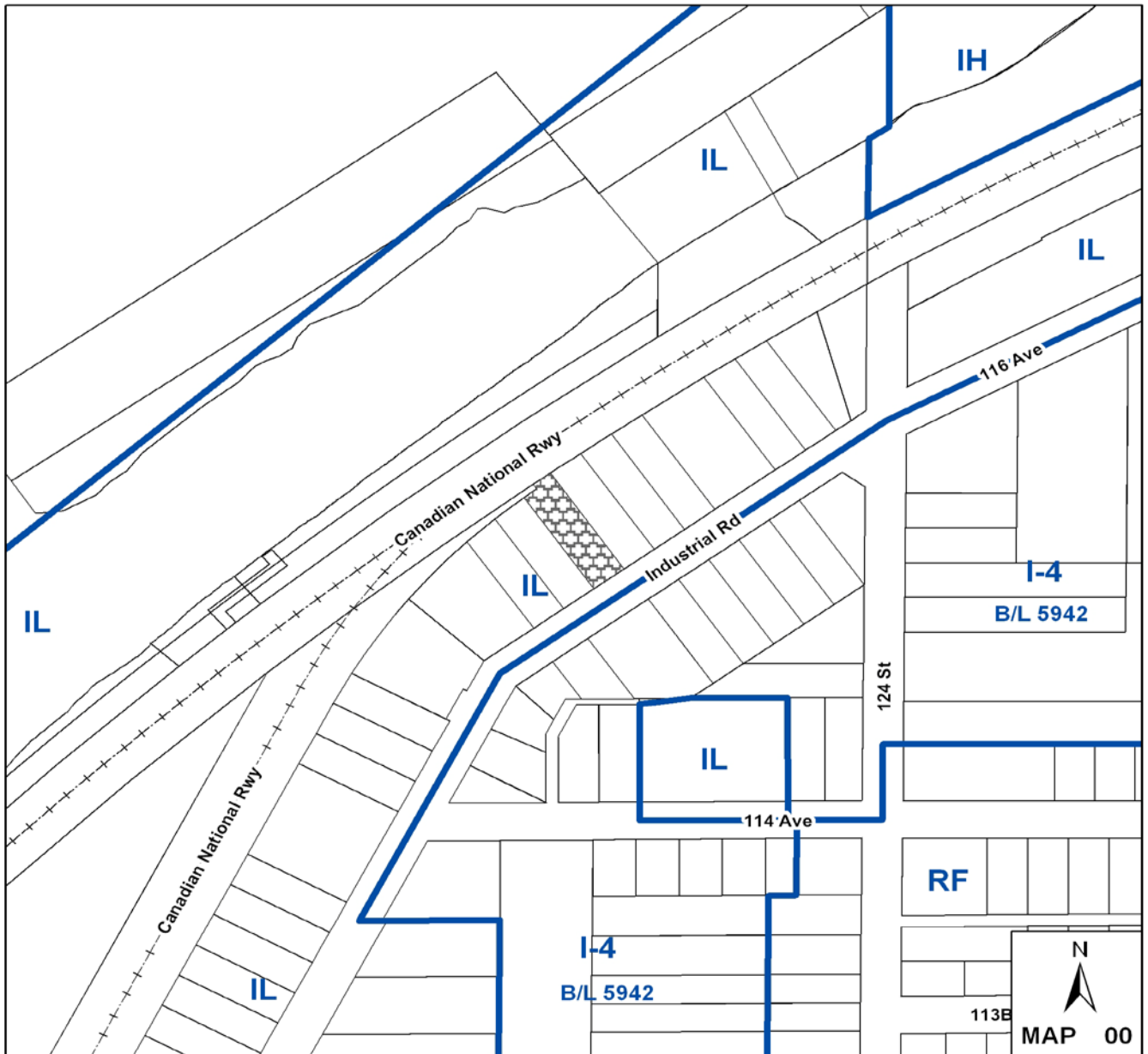


Proposal: An OCP Amendment to declare the site a Temporary Industrial Use Permit Area and a Temporary Industrial Use Permit to allow an office trailer and the storage of equipment and vehicles.

Recommendation: Approval to Proceed

Location:	12327 Industrial Road	Zoning:	IL
OCP Designation:	Industrial	Owner:	380952 BC Ltd.
LAP Designation:	Industrial		



PROJECT TIMELINE

Completed Application Submission Date: November 30, 2005
Planning Report Date: May 29, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment to declare the site a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow a temporary office and storage yard for a period not to exceed two years.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to declare the property a Temporary Industrial Use Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7905-0375-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) issuance of a temporary trailer permit to allow the trailer to be placed on the property;
 - (c) submission of a sufficient security to ensure the use is discontinued after the expiry of the Temporary Industrial Use Permit; and
 - (d) input from the Gateway Program.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Gateway Program: This project has been referred to the Gateway Program for their comments with respect to the impact on the proposed South Fraser Perimeter Road and no comments have been received to date.

SITE CHARACTERISTICS

- **Existing Land Use** A temporary trailer is stored on the property and the lot is fenced.
- **East:** Non-conforming single family dwelling, zoned IL, designated Industrial.
- **South:** Across Industrial Road, non-conforming industrial building and outside storage of vehicles, zoned I-4 (By-law No. 5942), designated industrial.
- **West:** Illegal non-conforming outside storage of material, zoned IL, designated Industrial.
- **North:** Rail rights-of-way; sawmill, zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The site is designated Industrial in the Official Community Plan, and is currently zoned Light Impact Industrial Zone (IL).
- The owner currently has some cars, trucks less than 5,000 kgms GVW, backhoe, tow truck and a 5.4 m (18 ft.) to 6.7 m (22 ft.) trailer he would like to store on the property and operate his small trucking and backhoe company from the temporary trailer.
- A storage yard is permitted in the IL Zone provided that an industrial building with a minimum floor area of 100 square metres (1,075 sq. ft.) containing washroom facilities is located on the site.
- The applicant is a contractor and has owned the subject property since 1995. After the expiry of the proposed TUP and subsequent extension, he intends to apply for a Development Permit to construct a permanent building on the site.
- The owner has stored a temporary trailer on the property. The applicant would like to obtain a temporary trailer permit and have the trailer included in the Temporary Industrial Use Permit in order to have an office during this two-year period.

- The requested trailer has a floor area of 23.4 square metres (252 sq. ft.) which does not satisfy the minimum building size requirement of Part 5 General Provisions, Zoning By-law No. 12000. The applicant has indicated that he would like it placed 4.3 metres (14 ft.) from the front property line, which does not satisfy the minimum 7.5-metre (25 ft.) setback of the IL Zone.
- Although a Development Variance Permit could be a means to relax the by-law requirement of providing a minimum size of building and the front yard setback on the property in order to use it for an industrial use and, time limits cannot be imposed. To ensure the proposed use is short term, a Temporary Industrial Use Permit is the preferred type of application.
- The applicant has fenced the site with a 2.4 metre (8 ft.) metal fence in order to screen the equipment and materials and provide security.
- The site is located adjacent to the future South Fraser Perimeter Road alignment. It is anticipated that this site will not be impacted by the future Provincial Highway, however, it has been referred to the Gateway Program for their comments.
- Planning and Development staff usually encourage the installation of landscaping in conjunction with TUPs, in anticipation that the landscaping can be augmented with a future Development Permit application to allow for a permanent use on the site. The site will require preloading and filling to satisfy minimum floodproofing requirements in this area. The site preparation will require the removal of the landscaping, therefore, staff have not requested the installation of landscaping in conjunction with this TUP application.
- As a condition of the Temporary Industrial Use Permit, bonding will be required to ensure that the use is discontinued on the site once the permit expires.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign has been erected on the property and pre-notification letters were sent out. Staff have not had any calls with respect to the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Draft Temporary Industrial Use Permit No. 7905-0375-00
Appendix VI.	OCP Amendment By-law to Declare a Temporary Use Permit Area
Appendix VII.	OCP Amendment Map

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by George Amisano dated November 30, 2005.

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		1,094.75 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	4.3 m*
Rear	7.5 m	18.5 m
Side #1 (West)	0 or 7.5 m	0.3 m
Side #2 (East)	7.5 m	14.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	16.0 m	3.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	Min 100 m ² Max. 1,094.75 m ²	23.4 m ²

** Does not meet minimum setback requirements of the IL Zone.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.02
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	3	1
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	3	1
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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CONTOUR MAP FOR SUBJECT SITE

