

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0154-01

Planning Report Date: November 24, 2008

PROPOSAL:

- **Temporary Industrial Use Permit**

in order to allow a contractor's storage yard for an additional two years.

LOCATION:

11618 - 130 Street; 13011 and 13059 - 116 Avenue

OWNERS:

690709 BC Ltd. et al

ZONING:

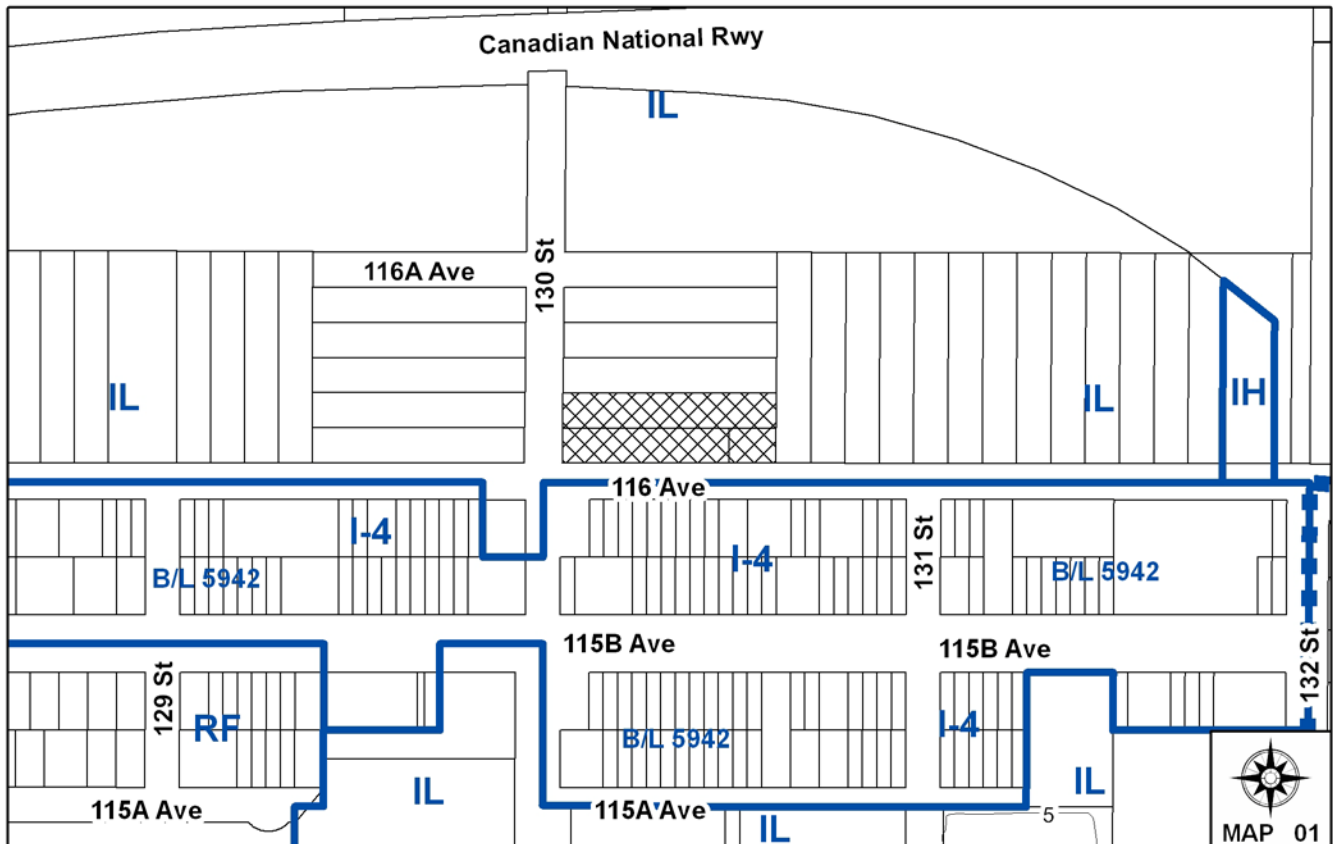
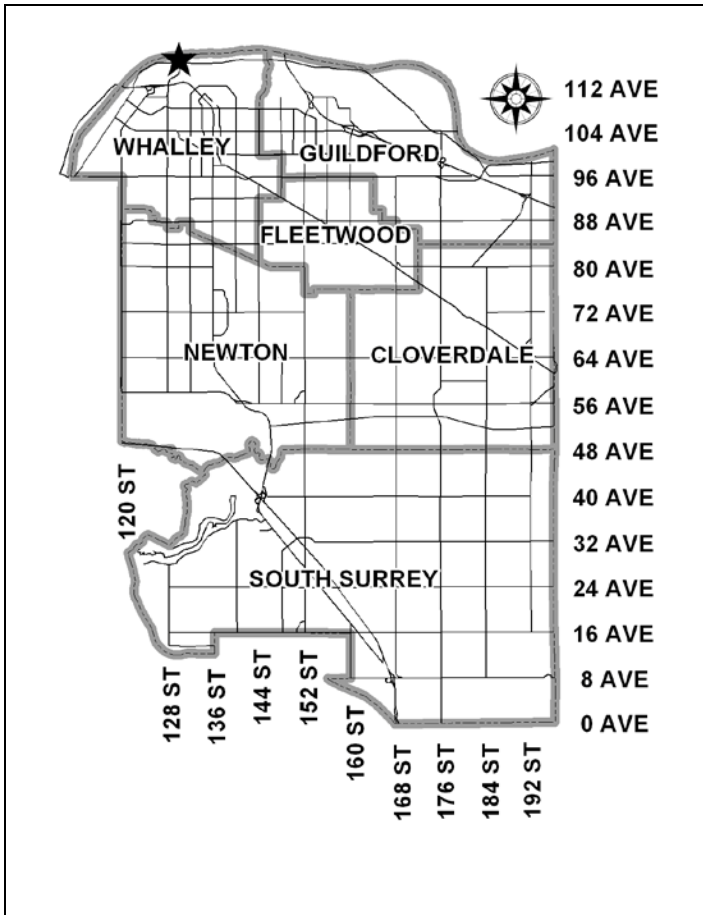
IL

OCP DESIGNATION:

Industrial

LAP DESIGNATION:

Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The extension to the temporary use permit will allow the applicant to continue their operation while the Gateway Program finalizes the Bridgeview Drive/116 Avenue intersection.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Industrial Use Permit No. 7906-0154-01 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to approval:
 - (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;

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Gateway Program: The Gateway Program has no objection to the extension of the Temporary Industrial Use Permit.

SITE CHARACTERISTICS

Existing Land Use: Fenced storage yard with a temporary trailer on the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Fenced property being used for outside storage.	Industrial	IL
East:	Trucking and cartage company.	Industrial	IL
South (Across 116 Avenue):	Vacant land being preloaded for the South Fraser Perimeter Road.	Industrial	IL-1
West (Across 130 Street):	Can Am Building Supplies.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- On June 21, 2004, the subject site was designated Temporary Industrial Use Permit Area No. 13 in the Official Community Plan (OCP) to permit an office and storage yard for contractor's equipment on a temporary basis and Temporary Industrial Use Permit No. 7904-0098-00 was issued the same evening.

- Temporary Industrial Use Permit No. 7904-0098-00 expired on June 21, 2006.
- Instead of renewing the original Temporary Use Permit issued in 2004, the applicant applied for a new Temporary Industrial Use Permit under 7906-0154-00. The new Temporary Use Permit was issued on July 24, 2006, and subsequently expired on June 26, 2008.
- In order to allow the continued use of the existing temporary office and contractor's storage yard, the applicant is requesting a two-year extension of TUP No. 7906-0154-00-00.

Current Proposal

- The existing business is a contractor's storage yard for equipment, concrete servicing piping and an associated office.
- The site is designated Industrial in the Official Community Plan, and is currently zoned Light Impact Industrial Zone (IL).
- A contractor's 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 has obtained a temporary trailer permit from the By-law Enforcement Section to allow for the siting of a trailer for the period of the TUP in order to have an office to operate his business during this additional requested two-year period. The applicant has also installed a "quonset-style" covered work area for the duration of the TUP.
- The site is located along the future South Fraser Perimeter Road alignment. BC Transportation Financing Authority have recently purchased 13059 - 116 Avenue and 13011 - 116 Avenue to facilitate the construction of the South Fraser Perimeter Road. A Temporary Industrial Use Permit will allow the site to be used on an interim basis until Gateway determines what lands are actually required for the ultimate configuration of the intersection at Bridgeview Drive and South Fraser Perimeter Road.
- Gateway has requested that the TUP be issued for a one year period. The requested extension will be back dated to the expiry of TUP No. 7906-0154-00 (June 26, 2008) and will expire June 26, 2010.
- As a condition of the previous Temporary Industrial Use Permit, bonding was secured to ensure that the use is discontinued on the site once the permit expires. This bonding will be transferred over to the current application.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign has been erected on the property. Staff have not received any telephone calls or letters 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. Proposed Site Plan
- Appendix III. Engineering Summary
- Appendix IV. Temporary Industrial Use Permit No. 7906-0154-01

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: David O'Sullivan
 Address: 11618 - 130 Street
 Surrey, BC V3R 2Y3
 Tel: 604-580-0446

2. Properties involved in the Application

(a) Civic Addresses: 11618 - 130 Street, 13059 - 116 Avenue and 13011 - 116 Avenue

(b) Civic Address: 11618 - 130 Street
 Owner: 690709 B.C. Ltd., Inc. No. 690709
 Director Information:
 Marco Baratta
 Richard A. Leeder
 David J. O'Sullivan

Officer Information: (as at March 29, 2008)
Richard Albert Leeder (President)
David J. O'Sullivan (Secretary)

PID: 011-237-139
Lot 23 Section 4 Block 5 North Range 2 West New Westminster District Plan 6630

(c) Civic Address: 13059 - 116 Avenue
 Owner: BC Transportation Financing Authority
 PID: 011-237-040
 Parcel "A" (Explanatory Plan 9929) Lot 22 Section 4 Block 5 North Range 2 West New Westminster District Plan 6630

(c) Civic Address: 13011 - 116 Avenue
 Owner: BC Transportation Financing Authority
 PID: 011-237-121
 Lot 22 Except: Parcel "A" (Explanatory Plan 9929) Section 4 Block 5 North Range 2 West New Westminster District Plan 6630

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Temporary Industrial Use Permit No. 7906-0154-01.