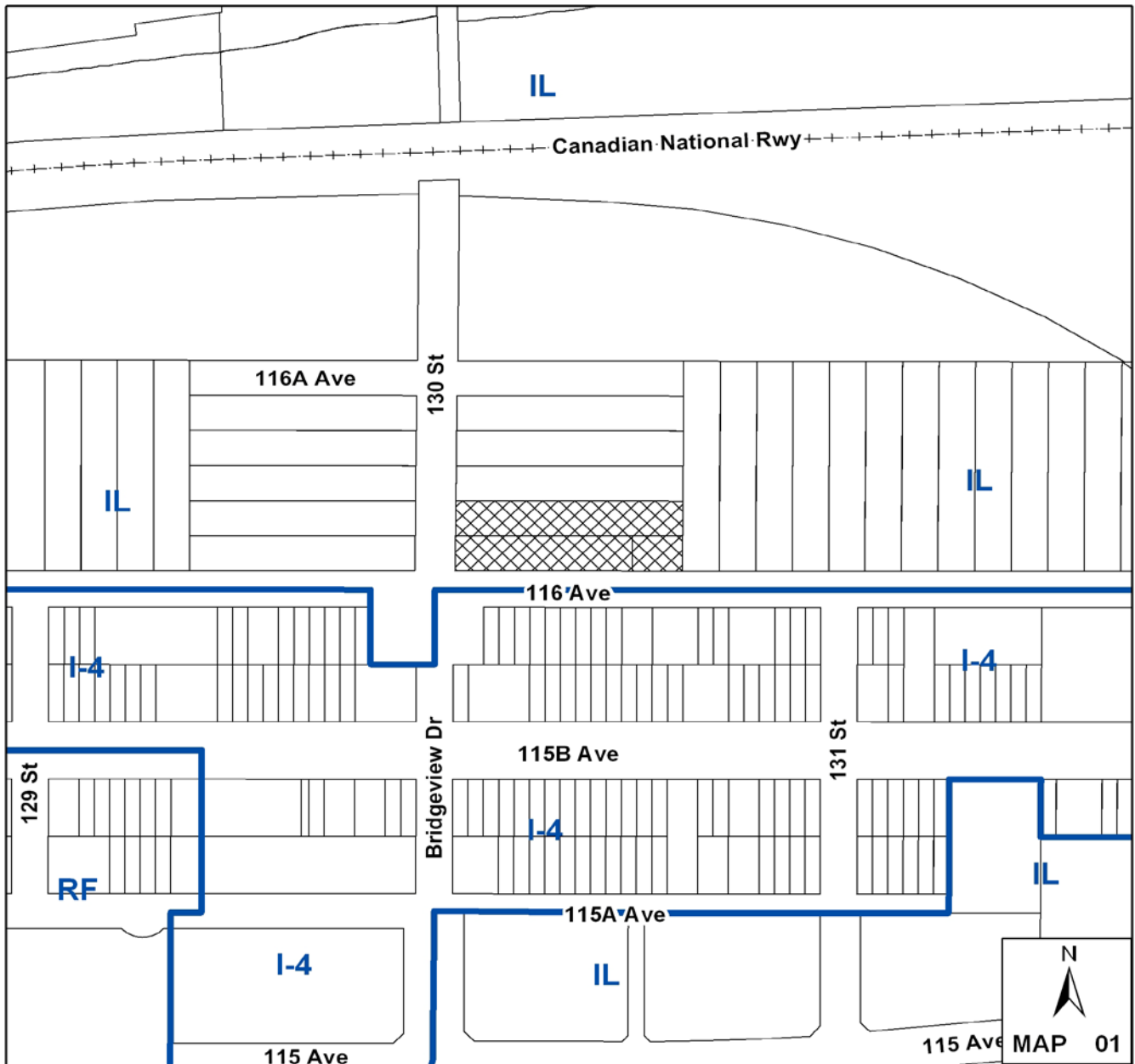


Proposal:	Renewal of Temporary Industrial Use Permit to allow contractor's office and storage yard on a temporary basis.		
Recommendation:	Approval to Proceed		
Location:	13011/59 - 116 Avenue and 11618 - 130 Street	Zoning:	IL
OCP Designation:	Industrial	Owner:	0690709 BC Ltd.
LAP Designation:	Industrial		



PROJECT TIMELINE

Completed Application Submission Date: March 30, 2006
Planning Report Date: July 10, 2006

PROPOSAL

The applicant is proposing:

- a renewal of a Temporary Industrial Use Permit

in order to allow the continued use of a property for a contractor's office and storage yard for a period not to exceed two years from the original date of expiry.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Industrial Use Permit No. 7906-0154-00 (Appendix V) to extend Temporary Industrial Use Permit No. 7904-0098-00 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 subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Fenced site with a temporary trailer placed on the property.
- **East:** Trucking and cartage company, zoned IL, designated Industrial.
- **South:** Across 116 Avenue, non-conforming residential houses, zoned I-4 (By-law No. 5942), designated Industrial.
- **West:** Across 130 Street, trucking and cartage company, zoned IL, designated Industrial.
- **North:** Fenced property, zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site was designated Temporary Industrial Use Permit Area No. 13 to permit a temporary office and storage yard for contractor's equipment on a temporary basis on June 21, 2004, 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.
- 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. 7904-0098-00.

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 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 requested a "quonset-style" covered work area for the duration of the TUP.
- The site is located along the future South Fraser Perimeter Road alignment. It is anticipated that a portion of the site may be required to facilitate the construction of this Provincial highway. A Temporary Industrial Use Permit will allow the site to be used, while maintaining flexibility until the future alignment of the South Fraser Perimeter Road can be finalized, and the land acquired for its construction.
- 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.	Contour Map
Appendix III.	Proposed Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Temporary Industrial Use Permit No. 7906-0154-00

How Yin Leung
Acting 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 c/o 0690709 B.C. Ltd.
 Address: 11618 - 130 Street
 Surrey, B.C.
 V3R 2Y3
 Tel: 604-580-0446

2. Properties involved in the Application

(a) Civic Address: 13011 and 13059 - 116 Avenue; 11618 - 130 Street

(b) Civic Address: 13011 - 116 Avenue
 Owner: 0690709 BC Ltd.

Director Information:

Marco Baratta
David J. O'Sullivan

Officer Information: (as at March 29, 2006)

Richard Albert Leeder, President
David J. O'Sullivan, Secretary

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

(c) Civic Address: 11618 - 130 Street
 Owner: 0690709 BC Ltd.

Director Information:

Marco Baratta
David J. O'Sullivan

Officer Information: (as at March 29, 2006)

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

(d) Civic Address: 13059 - 116 Avenue
Owner: 0690709 BC Ltd.

Director Information:

Marco Baratta
David J. O'Sullivan

Officer Information: (as at March 29, 2006)

Richard Albert Leeder, President
David J. O'Sullivan, Secretary

PID: 011-237-040
Parcel "A" (Explanatory Plan 9929) Lot 22 Section 4 Block 5 North Range 2
West New Westminster District Plan 6630

3. Summary

(a) Proceed with Public Notification for Temporary Industrial Use Permit No. 7906-0154-00.

CONTOUR MAP FOR SUBJECT SITE

