

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0097-00

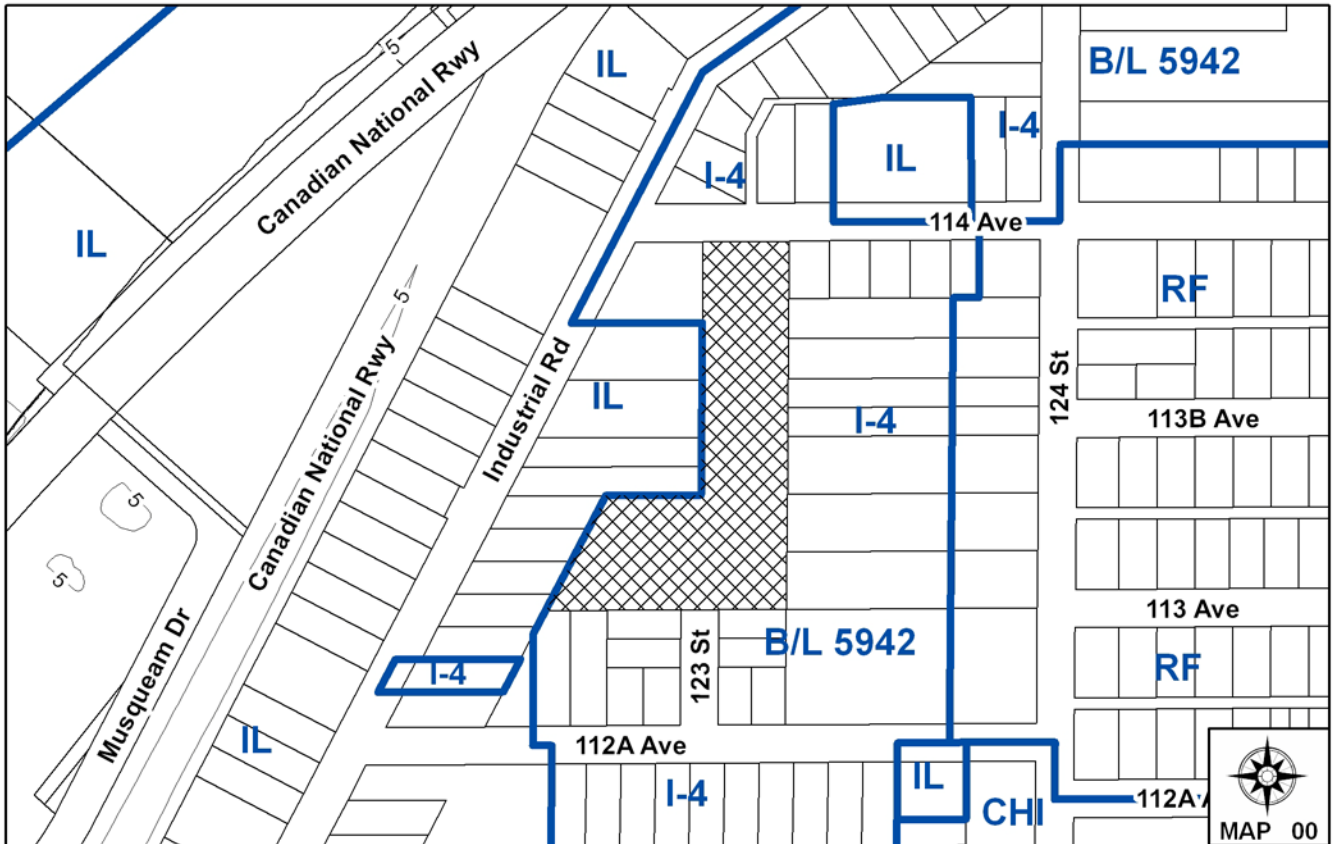
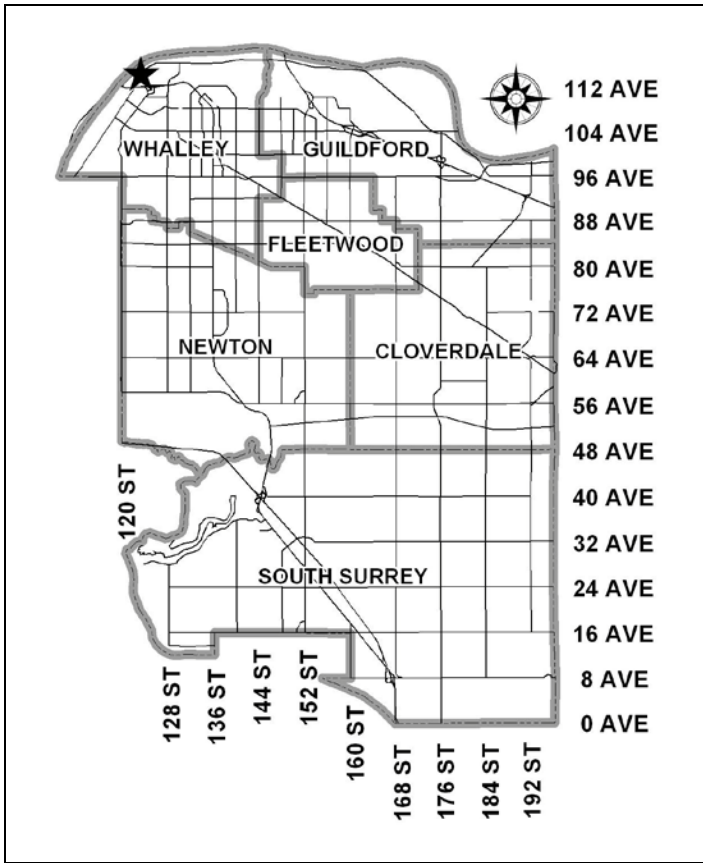
Planning Report Date: November 5, 2007

PROPOSAL:

- OCP Amendment
- Temporary Industrial Use Permit

to declare the site a Temporary Industrial Use Permit Area in order to allow for a temporary truck parking facility for a period not to exceed 2 years.

LOCATION: 12310 - 114 Avenue
OWNERS: Ranjit Singh Saraon et al
ZONING: I-4 (By-law No. 5942)
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment.
- Approval for Temporary Industrial Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed temporary truck parking facility would allow an interim use on the land until it is economically viable for the property owner to develop the property for an ultimate industrial use.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in this Report, to be appropriate to meet the requirements of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7907-0097-00 (Appendix) to proceed to Public Notification.
4. 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) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refuelling storage of waste petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods defined by the Transportation of Dangerous Goods Act;
 - (c) submission of adequate security to ensure the vehicles are removed and the site is restored to its vacant stage upon expiration of the Temporary Industrial Use Permit; and
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Gateway Program: Currently negotiating with the owner for the acquisition of the northwest corner of the property. Verbally advised they have no concerns with respect to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Illegal truck parking facility.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 114 Avenue):	Non-conforming single family residential dwellings.	Industrial	I-4 (By-law No. 5942)
East:	Single family dwellings with non-conforming outside storage and vacant land.	Industrial and Urban	I-4 (By-law No. 5942) and RF
South:	Non-conforming single family residential dwellings and outside storage.	Industrial	I-4 (By-law No. 5942)
West:	Non-conforming single family dwellings and outside storage.	Industrial	I-4 (By-law No. 5942) and IL

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 12310 – 114 Avenue and encompasses a site area of 1.29 hectares (3.19 acres). The subject property is designated Industrial in the Bridgeview Local Area Plan, and is zoned Special Industry Zone (I-4) (By-law No. 5942).
- There have been two previous applications for the subject site (File No's. 7903-0051-00 and 7905-0238-00) requesting Temporary Industrial Use Permits to legalize a truck parking operation. Both applications were closed due to inactivity from the previous owners.
- The current owners purchased the property in May 2006, and have continued to operate an illegal truck parking operation on the subject property. In April 2007, as a result of By-law Enforcement action, the applicant submitted the current Temporary Industrial Use Permit application in order to allow for the use to continue on the site.
- The current owners also operate another truck parking facility located at 12403 Old Yale Road. This use has been permitted under Temporary Industrial Use Permit No. 7902-0379-01.
- The site is partially impacted by a road acquisition currently being undertaken by the Gateway Program for the South Fraser Perimeter Road. This application has been held pending resolution of the acquisition by the Gateway proponents.

Current Proposal

- As a result of By-law Enforcement action, the applicant submitted the subject application for a Temporary Industrial Use Permit to allow for the parking of approximately 65 trucks including those weighing more than 5,000 kilograms (11,023 lbs.) G.V.W.
- The TUP application proposes to utilize the property for the parking of approximately 65 oversized trucks for a period of time not to exceed 2 years.
- Access to the site is provided from 114 Avenue. A second access could be provided to the site from 123 Street, located at the south end of the property.
- The proposed TUP for truck parking would allow for an interim use on the land for a period of 2 years (with a possible 2-year extension). This interim use would allow the applicant to collect revenues by leasing space for truck parking which would assist in paying the taxes and where needed, allow for preloading for future development of the site.
- City Council has recently directed staff to proceed with retaining a consultant to undertake a detailed study of truck parking in the City and to investigate alternatives to address the shortfall in truck parking spaces. The subject site could provide an interim solution to the shortfall of truck parking spaces while the study is being prepared.
- The site will be partially impacted with the construction of the South Fraser Perimeter Road. Staff from the Property Acquisition Division of the Gateway Program have been negotiating with the current owners for the purchase of the north-westerly portion of the subject property and have expressed no concerns with the proposal.
- The site plan submitted with the application indicates some proposed landscaped areas located at the driveway entrance, and pockets of landscaping located at the westerly and southerly portions of the property. Prior to finalizing the TUP for this site, the applicant is to provide detailed landscaping plans and a cost estimate to the satisfaction of the Planning & Development Department.

PRE-NOTIFICATION

Temporary Use Applications generally do not require pre-notification letters, however, because there is an associated OCP Amendment to declare the property a Temporary Industrial Use Permit Area in the OCP, pre-notification letters were sent on May 3, 2007 to the surrounding property owners advising them of the proposal. A Development Proposal sign was also erected on the property. As a result of the pre-notification, Planning staff received one telephone call from an adjoining property owner requesting information on the TUP process, so that he could also pursue truck parking on his property.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	Temporary Industrial Use Permit No. 7907-0097-00
Appendix V	OCP Amendment By-law
Appendix VI	OCP Amendment Map

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: Ranjit Saraon
 Address: 12460 - 95A Avenue
 Surrey, BC
 V3V 1R3
 Tel: 604-589-7125

2. Properties involved in the Application
 - (a) Civic Address: 12310 - 114 Avenue

 - (b) Civic Address: 12310 - 114 Avenue
 Owners: Ranjit Singh Saraon and Sukhjit Kaur Saraon; Manjit
 Kaur Gill; Sukhbir Singh Brar; Sukhraj Singh Brar
 PID: 011-254-131
 Parcel "A" (Explanatory Plan 9419) Lot 3, 8 and 9 Block 3 Section 7 Block 5
 North Range 2 West New Westminster District Plan 6382

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to designate the property a
 Temporary Industrial Use Permit Area.

 - (b) Proceed with Public Notification for Temporary Use Permit No. 7907-0097-00.