

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0315-00

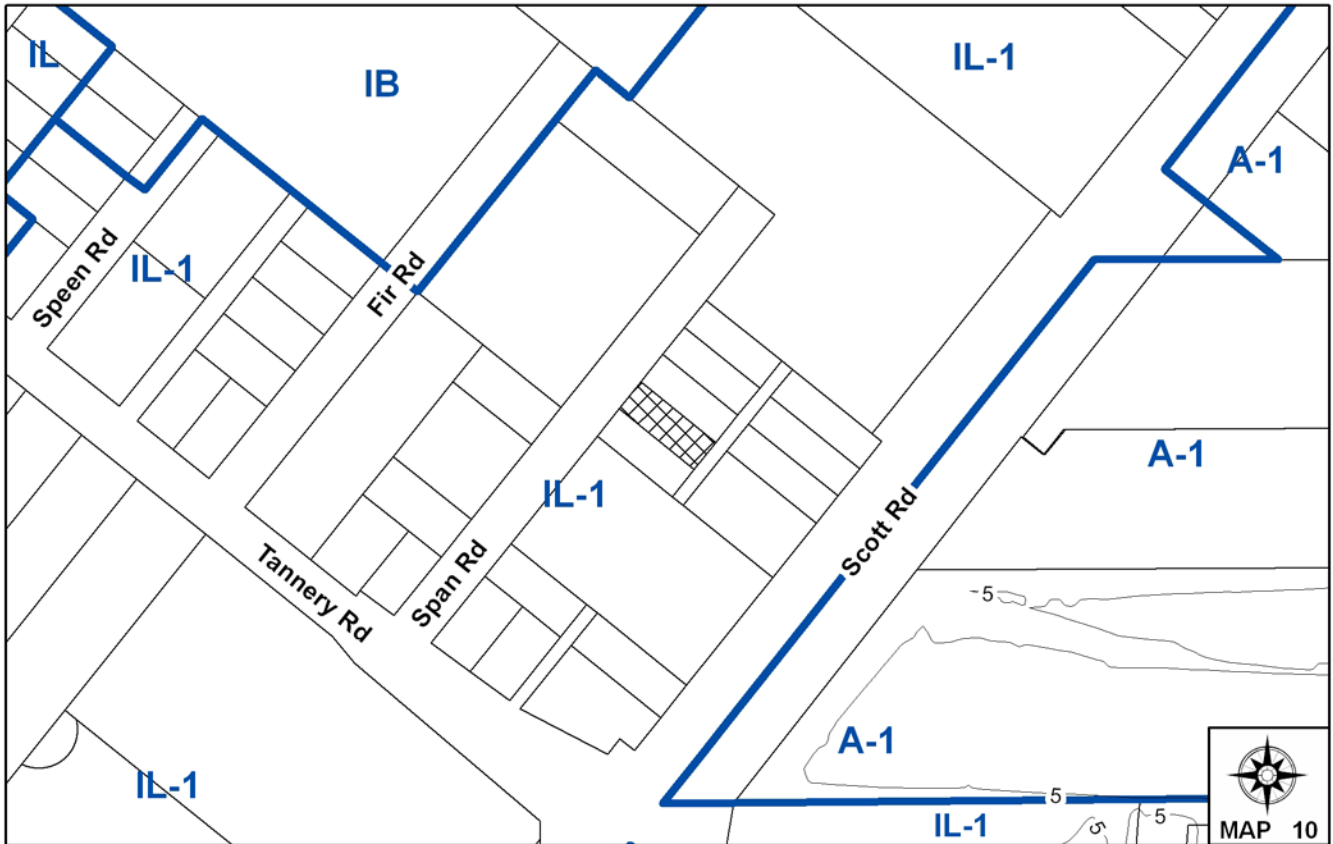
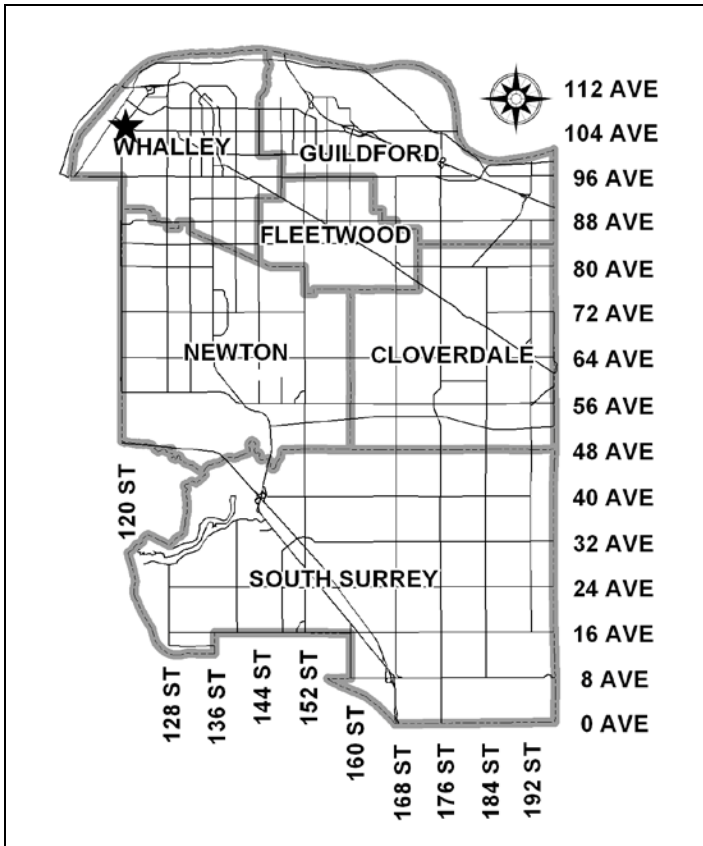
Planning Report Date: January 14, 2008

PROPOSAL:

- OCP Amendment
- Temporary Industrial Use Permit

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

LOCATION: 10610 Span Road
OWNER: Doris Hillebrand
ZONING: IL-1
OCP DESIGNATION: Industrial
NCP DESIGNATION: Highway Commercial



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 truck parking facility would allow an interim use on the land until it is economically viable for the property owner to develop the land in accordance with the NCP.

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. 7907-0315-00 (Appendix IV) 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; and
 - (c) submission of adequate security to ensure the vehicles are removed and the site is restored to its vacant state upon expiration of the Temporary Industrial Use Permit.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Paved, currently being used for truck parking.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North-East:	Non-conforming truck parking with a valid business license.	Highway Commercial	IL-1
North-West (Across Span Road):	Wrecked vehicle storage.	Highway Commercial	IL-1
South-East (Across the Unopened Lane):	Vacant land with non-conforming truck parking.	Highway Commercial	IL-1
South-West (Across the Unopened Lane):	Automotive servicing.	Highway Commercial	IL-1

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 10610 Span Road and encompasses a site area of 642 square metres (6,910 sq. ft.). The subject property is designated Highway Commercial in the South Westminster Neighbourhood Concept Plan and is zoned Light Impact Industrial 1 Zone (IL-1).
- The owners of the subject property also own the adjoining properties at 10604 Span Road, and across the unopened lane at 10581 Scott Road. These three properties have been tenanted over the years, with the current tenant of 10581 Scott Road being Mainland Transmission Services.
- The owners have leased the subject property to a tenant who wishes to use it for the parking of eight semi truck cabs without trailers. This is not a permitted use under the IL-1 Zone, therefore, the owner has submitted the Temporary Industrial Use Permit (TUP) application in order to allow for the use on the site.
- The TUP application proposes to utilize the property for the parking of approximately 8 semi truck cabs without trailers for a period of time not to exceed two years.
- Access to the site is provided from Span Road.
- 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.
- City Council has directed staff to undertake a detailed study of truck parking in the City. Staff are currently investigating opportunities for truck parking on IL and IL-1 properties and hiring a truck parking coordinator to assist truck operators and industrial landowners to facilitate truck parking. The subject site could provide an interim solution to the shortfall of truck parking spaces while the study is being prepared.

- As a requirement of TUPs, Planning staff usually request the installation of a landscape buffer along the road frontage. The subject site is located on a dead-end road, and is not visible from a major street. Furthermore, the subject site is paved and fenced. For these reasons, Planning staff have waived this requirement.

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 October 29, 2007 to the surrounding property owners advising them of the proposal. A Development Proposal sign was also erected on the property. Planning staff did not receive any telephone calls or correspondence with respect to the proposal.

PUBLIC CONSULTATION PROCESS FOR THE 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
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7907-0315-00
Appendix V.	OCP Amendment By-law
Appendix VI.	OCP Amendment Map

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

v:\planning\plncom07\12071158.lap.doc
SEH 6/25/10 9:18 AM

Information for City Clerk

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

1. (a) Agent: Name: Peter Hillebrand
 Address: 7755 Garrett Drive
 Delta, BC
 V4C 4E7
 Tel: 604-594-4366

2. Properties involved in the Application
 - (a) Civic Address: 10610 Span Road

 - (b) Civic Address: 10610 Span Road
 Owner: Doris Hillebrand
 PID: 012-424-633
 Lot 10 Block 1 District Lot 6 Group 2 New Westminster District Plan 1952

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. 7907-0315-00.