

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**  
 File: 7908-0212-00

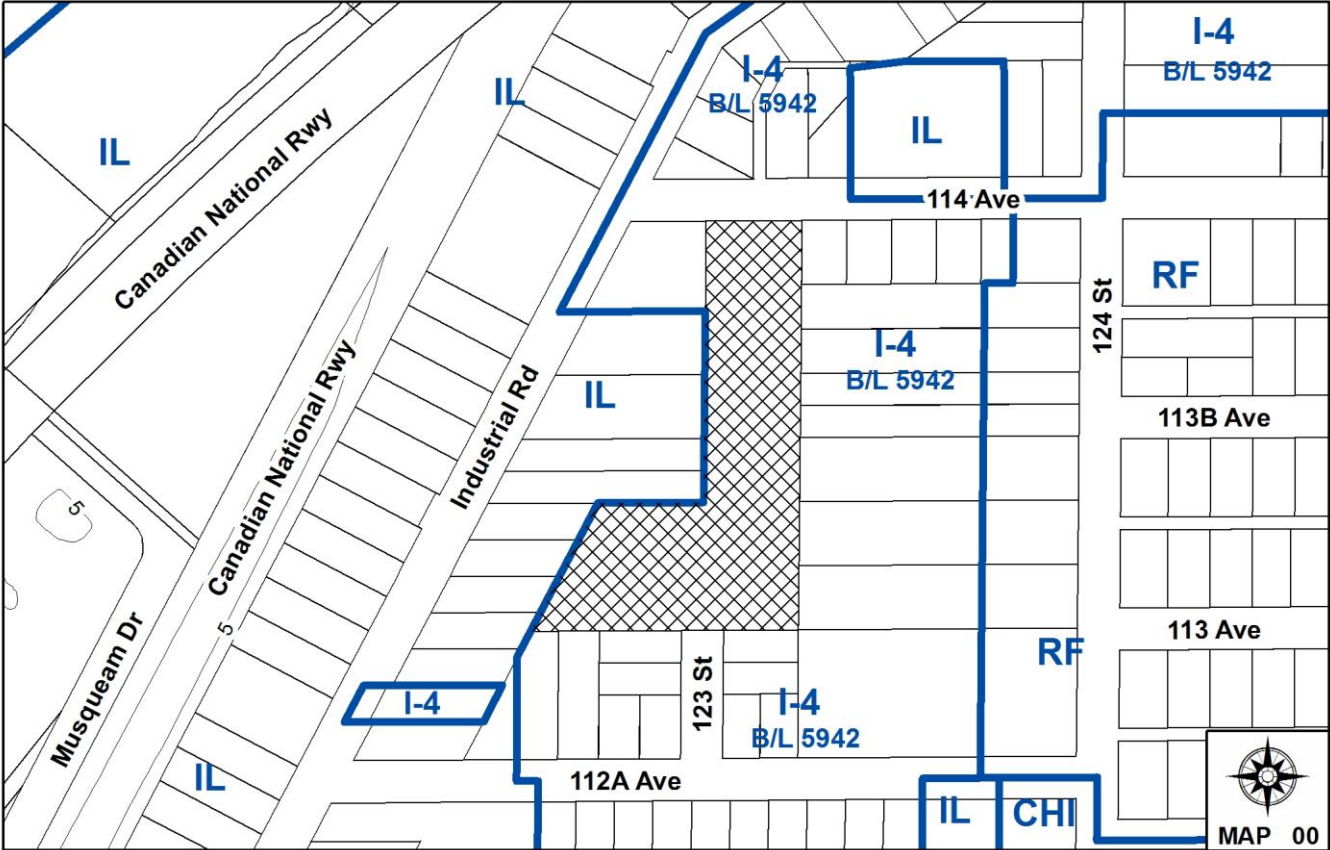
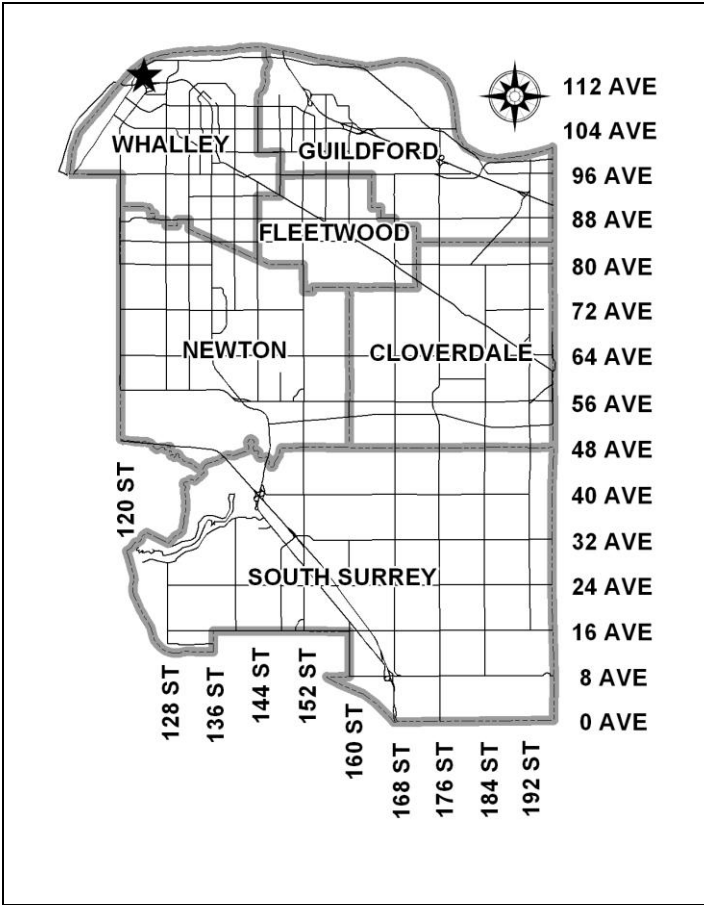
Planning Report Date: May 25, 2009

**PROPOSAL:**

- OCP Text Amendment
- Temporary Industrial Use Permit

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

**LOCATION:** 12310 - 114 Avenue  
**OWNER:** Ranjit 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 Text Amendment.
- Approval for Temporary Industrial Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The initial Planning Report for the proposed Temporary Industrial Use Permit application was presented to Council on May 4, 2009 and subsequently referred to staff to prepare the appropriate by-law.
- The proposed truck parking will allow an interim use of the land until it is economically viable for the property owners to develop the land.



Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 114 Avenue):	Non-conforming single family 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)
South (Across):	Non-conforming single family dwellings and outside storage.	Industrial	I-4 (By-law No. 5942)
West (Across):	Vacant properties owned by the City of Surrey and BC Transportation Financing Authority currently being pre-loaded for the South Fraser Perimeter Road.	Industrial	I-4 (By-law No. 5942)

DEVELOPMENT CONSIDERATIONSBackground

- At the May 4, 2009 Regular Council – Land Use meeting, Council considered a Planning Report for a Temporary Industrial Use Permit (TUP) on the subject site, to allow for the parking of approximately 65 trucks including those weighting more than 5,000 kilograms (11,023 lbs G.V.S.) (Appendix VI). Following a presentation from the applicant's agent, Council referred the matter back to staff to bring forward the conditions that will allow the application to proceed to Public Hearing.

Conditions to Proceed to Public Hearing

- The applicant is required to submit sealed engineering drawings for the site layout to ensure adequate drive aisle widths and stall sizes to accommodate the manoeuvring and parking of trucks on the site.
- On October 31, 2008, Council endorsed the recommendations contained within Corporate Report No. R216 which provided an update to the status of the actions to address truck parking in the City. In accordance with Corporate Report No. R216, the applicant must satisfy the following requirements with respect to on-site requirements for truck parking:
  - Submission of a revised site plan, which satisfies the following requirements:
    - Require sealed engineering drawings for the site layout to ensure adequate drive aisle widths and stall sizes to accommodate the manoeuvring and parking of trucks on the site;

- Require that truck parking spaces be visually delineated at all times on the site to ensure that truck parking one each lot occurs in an efficient manner and to ensure that those who have paid for and are relying on parking on the site do not get locked out by the misalignment of other parked vehicles on the site;
  - Require that the site be surfaced with materials that does not cause damage to truck tires (i.e., meet certain gradation specifications); and
  - Require that adequate washroom facilities be provided on site.
- Satisfy any engineering requirements.
  - Removal of the structure located along the west property line which was placed without a building permit.
  - Submission of a landscape plan to the satisfaction of the City Landscape Architect.
  - At the Regular Council - Public Hearing meeting on May 4, 2009, Council considered and endorsed the recommendations contained within Corporate Report No. R069. This report outlined actions which can be undertaken by the City to improve the TUP process.
  - Should the application receive Third Reading after the Public Hearing, Council may grant Pre-Servicing Approval to the proposed TUP. With this approval, the applicant will be required to complete all the necessary site work requirements prior to Council approving the Temporary Use Permit. Pre-Servicing approval will be valid for up to 6 months. If the applicant does not complete the requirements within the specified time period, the application will be closed and the By-law Enforcement Section will take action to address any unauthorized truck parking.

#### 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            |
| Appendix III. | Engineering Summary           |

- Appendix IV. Temporary Industrial Use Permit No. 7908-0212-00
- Appendix V. OCP Amendment By-law
- Appendix VI. Initial Planning Report (without attachments)

Jean Lamontagne  
General Manager  
Planning and Development

LAP/kms

v:\wp-docs\planning\plncom09\05191218lap.doc  
KMS 5/19/09 12:34 PM

