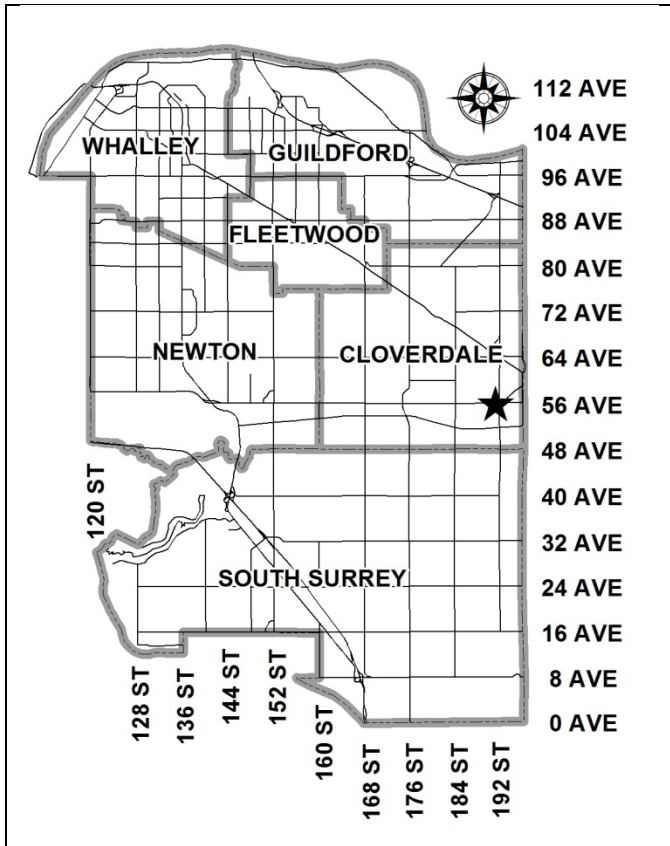


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0080-00

Planning Report Date: November 3, 2014



PROPOSAL:

- **Temporary Use Permit**

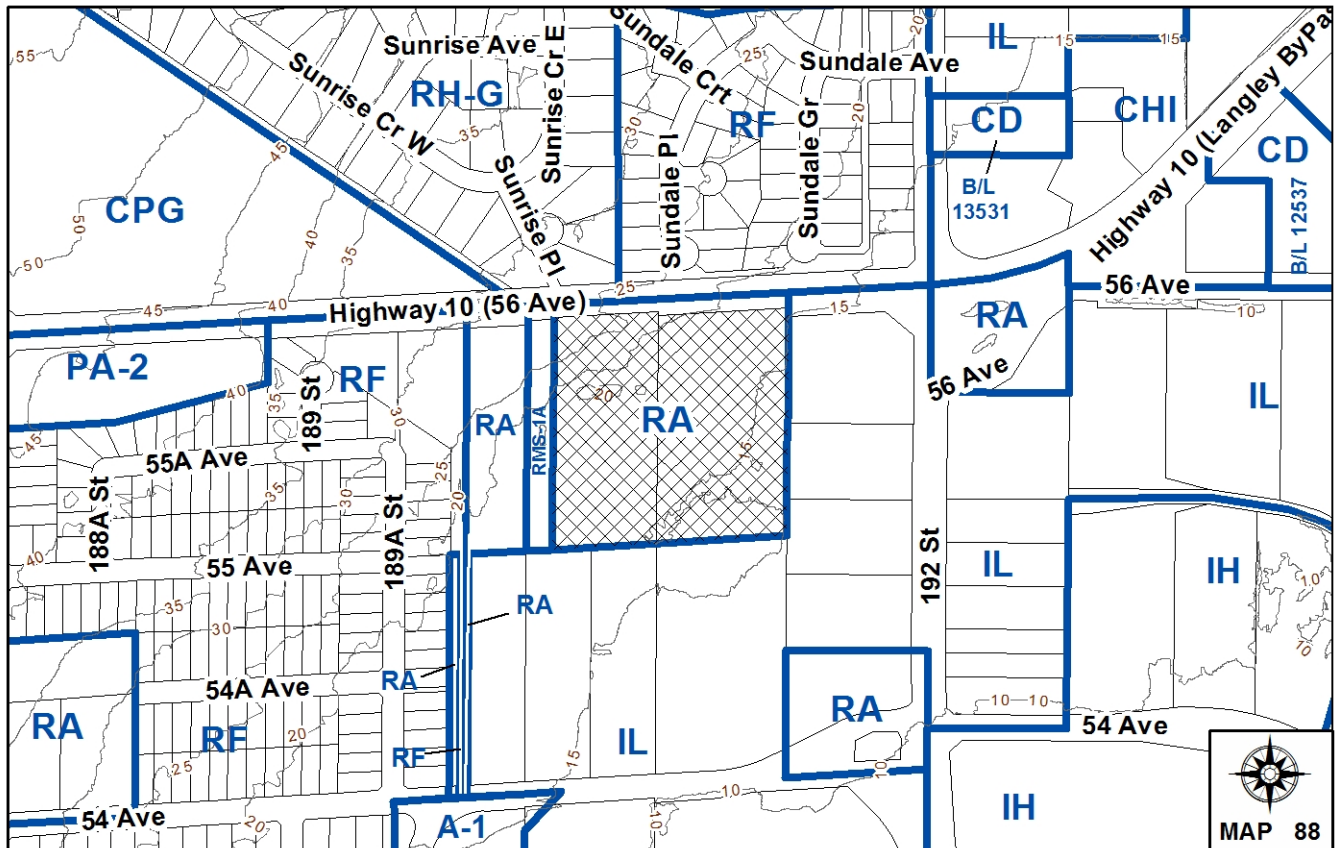
in order to allow truck parking and container storage for a period not to exceed three years.

LOCATION: 19128 - No. 10 (56 Ave) Hwy
 19060 - No. 10 (56 Ave) Hwy

OWNER: 0743839 BC Ltd.
 Jaswinder S Dhaliwal
 Kiranjit K Dhaliwal

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed temporary truck parking and container storage facility will allow for an interim use of the land while the owners explore an ultimate use for the site.
- The site is in close proximity to major truck routes, including Highway No. 10 and Highway No. 15.
- A significant portion of the site is undevelopable due to the BC Hydro right-of-way, which traverses the site.
- The proposal will assist in the provision of much-needed truck parking spaces in the City.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7909-0080-00 (Appendix V) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) completion of Pre-Servicing Requirements identified for the proposed temporary truck parking and container storage facility (Appendix VI);
 - (c) the applicant address requirements from the Ministry of Transportation and Infrastructure and obtain a highway access agreement;
 - (d) the applicant address requirements from B.C. Hydro;
 - (e) submission of a landscaping plan and landscaping cost estimate to the satisfaction of the Planning and Development Department; and
 - (f) the owner enter into a Good Neighbour Agreement with the City of Surrey; and
 - (g) installation and inspection of landscaping in accordance with an approved landscaping plan, to the satisfaction of the Planning and Development Department.
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after May 3, 2015) for consideration of file closure if the conditions of final approval have not been adequately fulfilled by the applicant.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has no objections to the proposal.
B.C. Hydro:	B.C. Hydro has no objections to the proposal, provided the terms and conditions set out in B.C. Hydro's letter dated September 30, 2014, are met by the applicant.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and non-conforming truck parking and storage facility.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Highway No. 10):	Single family dwellings.	Urban	RH-G and RF
East:	Public storage and multi-tenanted industrial warehousing.	Industrial	IL
South: 19045/49/55 – 54 Avenue: 19061 – 54 Avenue: 19095 – 54 Avenue:	Multi-tenanted industrial warehousing. Approved Temporary Use Permit No. 7914-0010-00 for outside storage of construction equipment. Non-conforming truck park under Application No. 7912-0102-00, to allow a truck repair building and parking facility (received approval to proceed).	Industrial	IL
West:	Pathway to Freedom recovery house	Suburban	RMS-1A

DEVELOPMENT CONSIDERATIONSBackground

- The 3.6-hectare (8.9 ac.) subject site is located at 19060 and 19128 – No. 10 (56 Ave) Hwy in Cloverdale. It is designated Suburban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The site is heavily encumbered by a B.C. Hydro right-of-way (ROW).
- The western subject lot, 19060 – 56 Avenue, has an existing single family dwelling which is currently tenanted and will be retained.
- The subject site is currently being utilized for an unauthorized truck parking lot. Truck parking is not a permitted use under the RA Zone.
- On October 20, 2014, Council adopted the new Official Community Plan (By-law No. 18020). Therefore, in accordance with Section 920.2 of the Local Government Act, the entire area of Surrey is now designated as an area within which Council may issue Temporary Use Permits. Consequently, an OCP text amendment is not required for the subject application.
- The proposed Temporary Use Permit will permit truck parking on this RA-zoned site on a temporary basis and waive or modify the following Zoning By-law requirements related to truck parking facilities:

- The Zoning By-law requirement for the construction of a permanent building, including washroom facilities, with a minimum area of 100 square meters (1,076 sq. ft.) is waived; and
- The Zoning By-law requirement for paving the parking area with asphalt, concrete or other similar pavement is modified to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager of Engineering.

Current Proposal

- The applicant has submitted an application for a Temporary Use Permit (TUP), to allow for the parking of trucks (with trailers) and container storage. 118 truck parking spaces and 83 container (non-stacked) storage spaces are proposed.
- The applicant proposes lighting along the entry into the proposed truck park. The entry will consist of asphalt paving. The remaining surface of the truck park will consist of crushed gravel.
- A motorized sliding chain link gate is proposed near the entry. The gate will be located a sufficient distance south of Highway No. 10 in order to accommodate the entire length of a truck and trailer on site, north of the proposed gate.
- Access to the site will be restricted to right-in/right-out turns from 56 Avenue (Highway No. 10). Alternate access to 54 Avenue may be provided in the future, if an easement along the eastern property line of the southern property (19095 – 54 Avenue) is secured. The site at 19095 – 54 Avenue is currently under Application No. 7912-0102-00 for a Development Permit and Development Variance Permit for a multi-tenant industrial building, and received approval to proceed by Council on May 27, 2013. The easement is to be provided as a condition of final approval for Development Permit No. 7912-0102-00.
- The applicant proposes to remove the existing cluster of on-site poplar trees in the southwest corner of the site, adjacent the Pathway to Freedom recovery house. The existing cluster of on-site poplar trees, which are deciduous trees, do not provide substantial screening between the subject site and the recovery house. The applicant proposes to replace the poplar trees with a landscape berm planted with shrubs, deciduous and evergreen trees. The proposed trees are suitable for planting in or adjacent to the B.C. Hydro ROW.
- B.C. Hydro has set out certain restrictions with regards to the use within the ROW, such as limiting vehicle height to 4.15 metres (13.5 ft.) and installing barriers around the transmission structures.
- The applicant will be required to enter into a Good Neighbour Agreement with the City, for the benefit of the neighbouring Pathway to Freedom recovery house.
- The existing single family dwelling and shed located on the western subject lot (19060 - 56 Avenue) will be retained. The proposed truck park and container storage will be separated from the existing dwelling and will not share access with the existing dwelling.

- There are no authorized truck parking facilities within the vicinity of the subject site.
- There are three in-stream applications for a truck parking facility, within the vicinity of the subject site, as noted below and illustrated on Appendix VIII:
 - Application No. 7912-0102-00 (approval to draft DP);
 - Application No. 7913-0196-00 (approval to proceed); and
 - Application No. 7914-0122-00 (approval to proceed).
- In accordance with Corporate Report No. Ro69; 2009 approved by Council on May 25, 2009, the applicant will be required to complete all the necessary site work requirements prior to Council considering approving the TUP. Through the implementation of a pre-servicing approval process, the applicant must:
 - submit a sealed approved site plan to the satisfaction of City staff;
 - landscape the site as per the staff approved landscaping plan;
 - satisfy Engineering requirements with respect to servicing access and construction;
 - provide adequate washroom facilities; and
 - address the requirements from B.C. Hydro and the Ministry of Transportation and Infrastructure (MOTI).
- If the applicant fails to complete all requirements within 6 months of Council's approval to proceed, staff will bring the TUP application forward to Council for consideration to close the file. It is anticipated that this follow-up action will encourage the applicant to finalize the TUP and closing of the application will not be necessary.

TREES

- Anne Kula, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a preliminary summary of the tree retention and removal by tree species:

Table 1: Preliminary Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder / Cottonwood / Poplar Trees			
Alder	6	1	5
Cottonwood	6	4	2
Poplar	15	9	6
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	0	2
Maple	19	1	18
Walnut	1	0	1

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Cedar	15	4	11
Douglas Fir	3	0	3
Pine	2	0	2
Spruce	3	0	3
Total (excluding Alder, Cottonwood and Poplar Trees)	45	5	40
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		24	
Total Retained and Replacement Trees		64	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 45 protected trees on the site, excluding Alder, Cottonwood and Poplar trees. 15 existing trees, approximately 25% of the total trees on the site, are Alder, Cottonwood and Poplar trees. It was determined that 40 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 24 replacement trees on the site. The applicant is proposing 24 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of evergreen and deciduous trees. The majority of the replacement trees will be planted in the southwest corner of the site and along the northern property line for screening purposes.
- In summary, a total of 64 trees are proposed to be retained or replaced on the site.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal Sign has been erected on the property and pre-notification letters were sent to area property owners. To date, staff have received two responses, which are summarized below, with staff comments in italics):

- A resident who resides on the north side of Highway No. 10 was concerned about the added traffic and noise that would be generated from the proposed truck park.

(The proposed temporary truck park is compatible with neighbouring land uses and Highway No. 10 is a designated truck route.)

- The Cloverdale Community Association expressed concerns about illegal left turns and wide right turns being made into the site.

(The site will be limited to right-in / right-out turns only and the applicant is required by MOTI to install a barrier in the median of Highway No. 10 to prevent left turns from being made to and from the site. The applicant demonstrated that westbound truck traffic will maintain all turning movements to the right hand travel lane.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

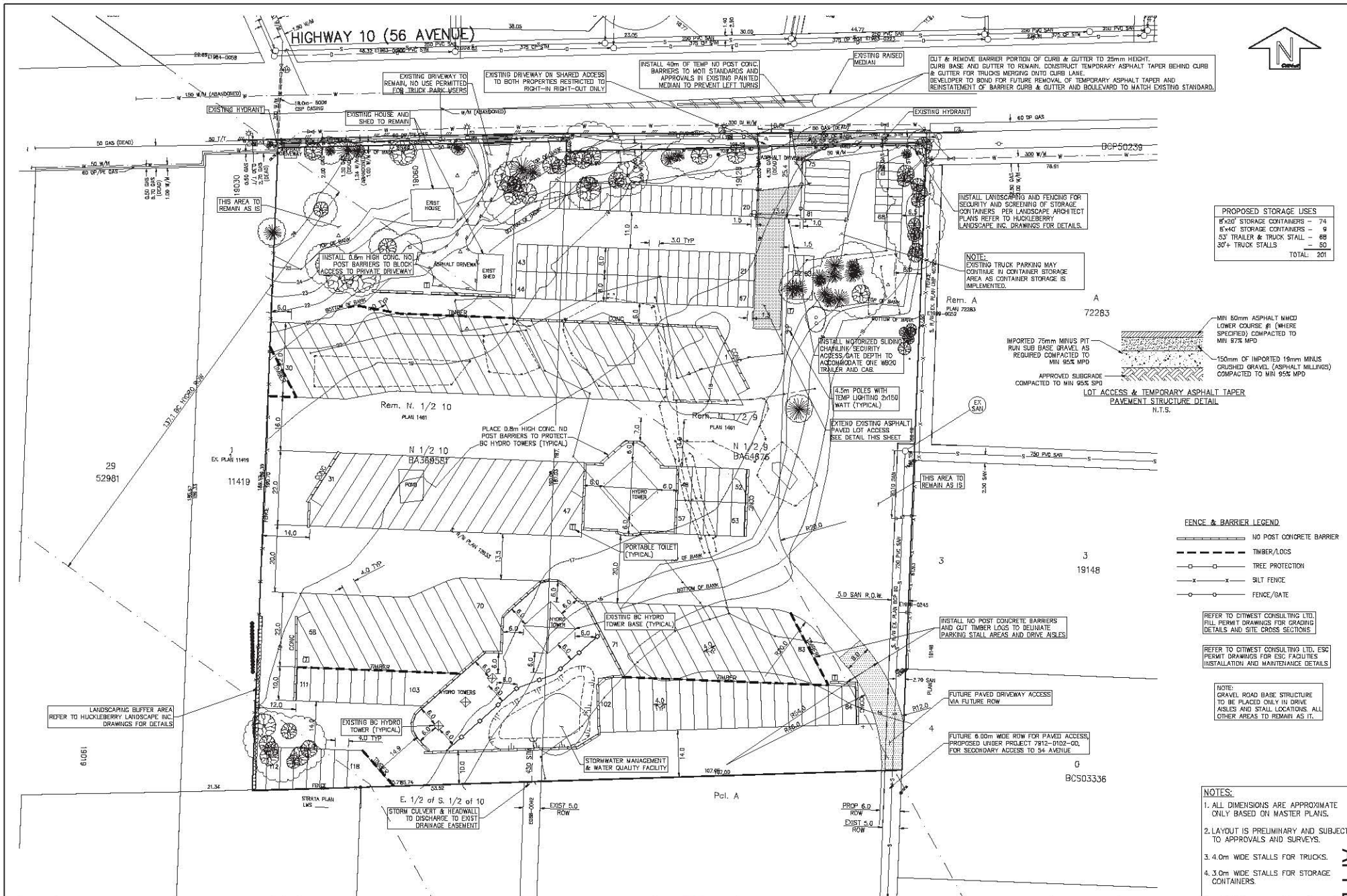
Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Landscape Plan and Summary of Tree Survey and Tree Preservation
Appendix V.	Temporary Use Permit No. 7909-0080-00
Appendix VI.	Pre-Servicing Approval Requirements
Appendix VII.	Good Neighbour Agreement
Appendix VIII.	Proposed Truck Parking Facilities in the Vicinity

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

\\file-server1\net-data\csdc\generate\areaproduct\save\24394910082.doc
DRV 10/30/14 12:06 PM



No	Date	Revision	By	Chk
2	17/10/14	LANDSCAPE BUFFER ADDED AND STALLS REMOVED	TWD	PM
1	15/07/14	ADDITIONAL STALLS ADDED IN SOUTHEAST CORNER	TWD	PM

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



0743639 BC LTD.
 14719 - 28 AVENUE, SURREY, BC V4P 1P4 TEL: 604-591-4682

PROPOSED T.U.P. FOR VEHICLE STORAGE
 SUBDIVISION AT 19060 & 19128 56 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7909-0080-00	Dwg. No. B
Drawn: JC	Mun. Dwg. No.	
Designed: PM	Job No. 13-3023	Dr
P.W. P.U.	Date AUG/13	Revision 2
Approved:		Control of print bearing previous number

APPENDIX II



INTER-OFFICE MEMO

TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department

FROM: Development Services Manager, Engineering Department

DATE: October 29, 2014 **PROJECT FILE:** 7809-0080-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 19060 & 19128 No 10 (56 Ave) Highway

TEMPORARY USE PERMIT

The following are to be addressed as a condition of the issuance of this Temporary Use Permit:

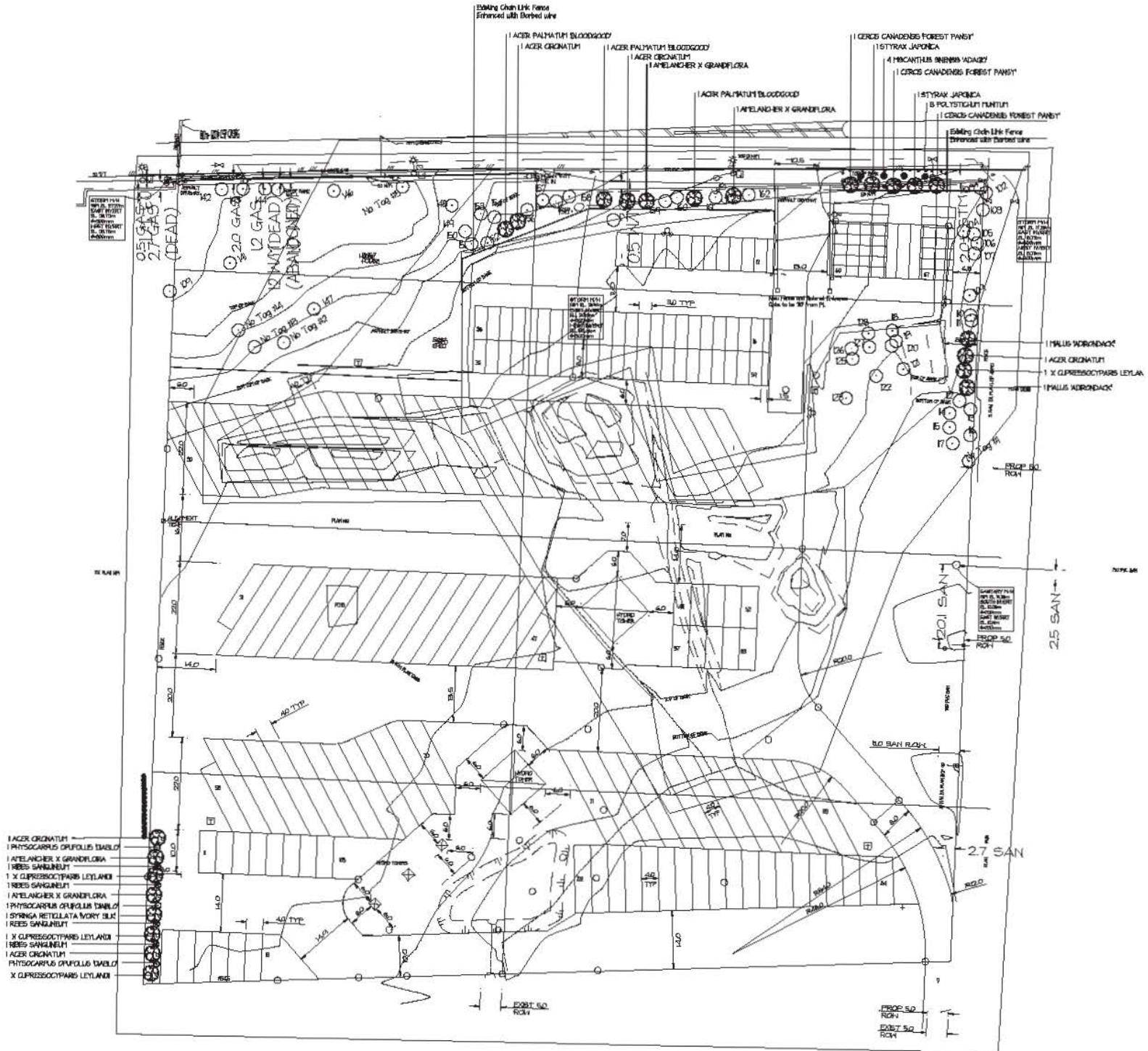
- support from Ministry of Transportation and Infrastructure (MoTI) has been received however driveway improvements on #10 Highway are required. Access to the site is to be restricted to right in and right out turns only. Westbound truck traffic must maintain all turning movements to the right hand travel lane
- written approval from BC Hydro will be required.
- Construct a storm drainage system within the existing five (5) metre drainage easement located along the east side of 19061 – 54 Avenue. Civic address 19128 No. 10 Hwy will need to be added to the existing drainage easement in order to permit drainage from this civic address to have access and use of this drainage easement.
- Register applicable restrictive covenants (RCs) such as for onsite stormwater management features, for septic field maintenance, and for right in / right out access and egress to No. 10 Hwy, for 19060 and 19128 – No. 10 Hwy.

A Servicing Agreement will be required for this proposed Temporary Use Permit.

Rémi Dubé, P.Eng.
Development Services Manager
HB



19060/1928 56 Avenue
Landscape Planting Plan



Designer Notes

1. All Plants shall meet or exceed Quality standards as described in the latest edition of the BC Landscape Standards
2. All Soil products shall meet or exceed Quality standards as described in the latest edition of the BC Landscape Standards
3. Planting depths in approved soil media shall meet or exceed standards as described in the latest edition of the BC Landscape Standards
4. All Grading and drainage shall be done in accordance with the latest edition of the BC Landscape Standards

Qty	Botanical Name	Common Name	Size/Condition
4	X CUPRESSOCYPRUS LEYLANDI	LEYLAND CYPRISS	3.1M
6	ACER GRONATUM	VINE MAPLE	2.7M B & B
3	ACER PALMATUM BLOODGOOD	BLOODGOOD JAPANESE MAPLE	301 GAL
4	AJELANCHER X GRANDIFLORA	SERRISBERRY	301
3	CERCIS CANADENSIS FOREST PANSY	FOREST PANSY	301 GAL
2	MALLUS VORONAIKOV	ADONISACK GRABAPPLE	301 B & B
1	STYRAX JAPONICA	JAPANESE SNOBELL	301 GAL
1	SYRINGA RETICULATA MORTY BLK	MORTY BLK lilac	301 GAL
3	PHYSOCARPUS OPULIFOLIS DANLO	DANLO WINE BARK	2 gal
4	REES SANGANEUM	FLORERING CURRANT	3 GAL
	Commercial Grasses		
4	MISCANTHUS SINENSIS WANGGI	ADAMO PABEN GRASS	2 GAL
	Perennials and Annuals		
B	POLYSTICHUM PLANTUM	SHROD FERN	1 GAL



Area 1000
404-724-3005
area@huckleberrylandscape.com
www.huckleberrylandscape.com

Jas Dhaliwal
19060, 1928 56 Avenue
Surrey, BC

Sheet 1900 on 36x48	Date October 2014	Revision No.2	Drawing # 3 of 3
Drawn by AK	Checked by		

Tree Preservation Summary

Project Location: 19060 & 19128 56 Avenue, Surrey, BC

Registered Arborist:

Anne Kulla Huckleberry Landscape Design

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

General Tree Assessment of the Subject Site:

- Two lots; one with existing rental house, the other bare land. Steeply sloped from Hwy 10 down then levels out with general slope to SE. Ground to be turned into Temporary Use for truck parking and storage containers.

Summary of Proposed Tree Removal and Placement:

-

The summary will be available before final adoption.

Number of Protected Trees Identified (site & City)		<u>72</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>19</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>53</u>	(D)
Number of Replacement Trees Required plus 5 @2:1)	(14 @ 1:1	<u>24</u>	(E)
Number of Replacement Trees Proposed		<u>24</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>0</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>77*</u>	(H)
Number of Lots Proposed in the Project		<u>2</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>38.5</u>	

Tree Survey and Preservation / Replacement Plan

-
-
-

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

* Line H includes Alder, Cottonwood and Poplar Trees.
Excluding Alder, Cottonwood and Poplar Trees, the total number of retained and replacement trees is 64.

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7909-0080-00

Issued To: 0743839 BC LTD.

(the "Owner")

Address of Owner: 14719 - 28 Avenue
Surrey, BC V4P 1P4

1. The Owner covenants and agrees as a condition of issuance of this temporary use permit to:
 - (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to this temporary use permit issued to me; and
 - (b) restore the land to its original condition specified in that permit;

all of which shall be done not later than the termination date set out in this temporary use permit.

The City or its agents may enter upon the land and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by the Owner to the City pursuant to this temporary use permit shall be forfeited and applied to the cost of restoration of the land as herein set out.

2. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
3. This temporary use permit applies to that land located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-985-590

North Half Lot 9 Except: Part Dedicated Road on Plan 81522, Section 4 Township 8 New
Westminster District Plan 1461

19128 – No. 10 (56 Ave) Highway

Parcel Identifier: 012-203-637
Northerly Half Lot 10 Except: Parcel "One" (Explanatory Plan 11419), Section 4 Township 8
New Westminster District Plan 1461

19060 – No. 10 (56 Ave) Highway

(the "Land")

4. The Land has been designated as a Temporary Use Permit Area under Sub-section II(c) in Section "Implementation" in Surrey Official Community Plan, 2013, No. 18020, as amended.
5. The temporary use permitted on the Land shall be for the temporary parking of vehicles exceeding 5,000 kilograms G.V.W. and trailers and for the temporary storage of shipping containers as shown on Schedule A, as attached.
6. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Sub-Section 3 of Section B, Part 4 "General Provisions", the requirement to construct a permanent building, including washroom facilities, with a minimum area of 100 square meters (1,076 sq. ft.) is waived; and
 - (b) Sub-Section 5(a) of Section A, Part 5 Off-Street Parking and Loading/Unloading, the requirement to pave the parking area with asphalt, concrete or other similar pavement is modified to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager of Engineering.
7. The temporary use shall be carried out according to the following conditions:
 - (a) a storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
 - (b) all other engineering requirements such as rights-of-way, where necessary, must be addressed to the satisfaction of the General Manager, Engineering;
 - (c) the parking area shall be designed to support the anticipated vehicle load in order to prevent sediment from being tracked onto the City highways;
 - (d) an area of asphalt or concrete paving shall be provided on the site in the area where its driveway meets the fronting highway to prevent tracking of dirt or mud onto the public street, to the satisfaction of the General Manager, Engineering;
 - (e) shipping containers cannot be stacked upon one another;
 - (f) all required landscaping works and planting materials must be maintained for the life of the temporary use permit;

- (g) temporary washroom facilities are to be provided and maintained on the land to the satisfaction of the General Manager of Planning and Development but in any case there shall be a minimum of one such facility on site;
 - (h) the parking spaces in the truck parking lot are to be visually delineated at all times to the satisfaction of the General Manager of Planning and Development so as to assist in ensuring the orderly parking of vehicles on the site at all times;
 - (i) the following activities are prohibited on the land:
 - i. vehicle washing;
 - ii. vehicle maintenance;
 - iii. truck fuel storage or refuelling;
 - iv. storage of waste petroleum fluids; and
 - v. parking or storage of vehicles containing Dangerous Goods as defined by the Transport of Dangerous Goods Act.
 - (j) the Owner shall enter into and maintain a Good Neighbour Agreement with the City for the duration of this temporary use permit; and
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
9. This temporary use permit is not transferable.

10. This temporary use permit shall lapse on or before three years from date of issuance

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

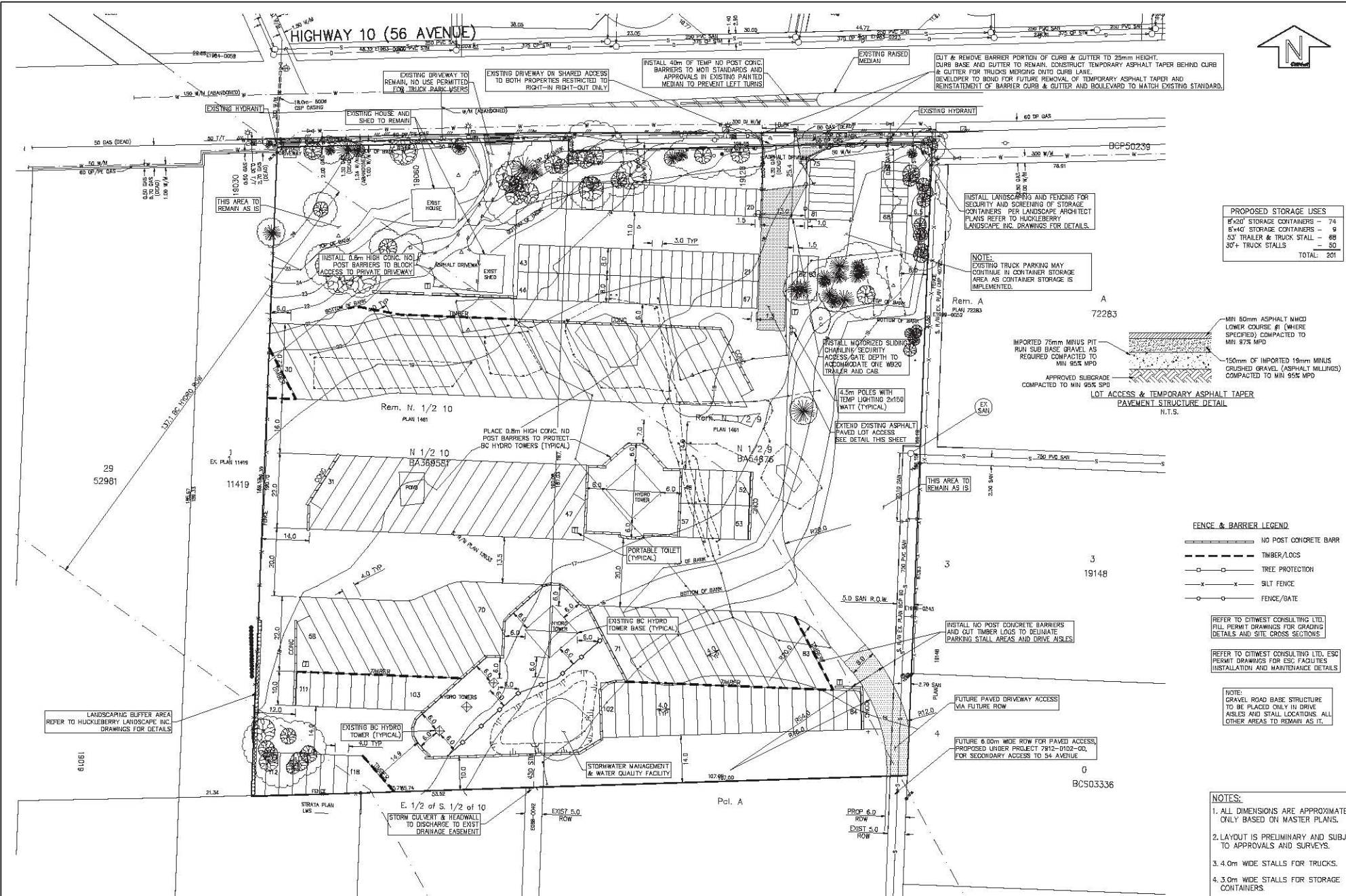
Name (Please Print)

OR

Owner: Signature

Name: (Please Print)

HIGHWAY 10 (56 AVENUE)



SCHEDULE A

No	Date	Revision	By	Ch
2	17/10/14	LANDSCAPE BUFFER ADDED AND STALLS REMOVED	TWD	PM
1	15/07/14	ADDITIONAL STALLS ADDED IN SOUTHEAST CORNER	TWD	PM
			Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



0743839 BC LTD.
 14719 - 28 AVENUE, SURREY, BC V4P 1P4 TEL: 604-591-4682
PROPOSED T.U.P. FOR VEHICLE STORAGE
 SUBDIVISION AT 19060 & 19128 56 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7909-0080-00	Dwg. No. B
Drawn: JC	Mun. Dwg. No.	
Designed: PM	Job No. 13-3023	Dr
P.W. P.U.	Date AUG/13	Revision 2
Approved:		control of print bearing previous number

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

Pre-Servicing Requirements for Temporary Use Permit
No. 7909-0080-00
(Truck Parking and Container Storage)

Landscaping Requirements

- The southwest portion and northern boundary of a truck parking facility shall be landscaped and/or buffered to mitigate visual and noise impacts on adjacent developments, to the satisfaction of the City Landscape Architect.

Engineering Services Requirements

- A storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
- All other engineering requirements must be addressed to the satisfaction of Engineering, including the installation of a water quality/sediment control inlet chamber to the satisfaction of the General Manager, Engineering;
- The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
- An area of asphalt or concrete paving shall be provided on the site in the area where its driveway meets the fronting road to prevent tracking of dirt or mud onto the public street to the satisfaction of the General Manager, Engineering; and
- City staff to perform a site inspection to ensure that all site requirements have been met prior to the issuance of the Temporary Use Permit.

Planning Requirements

- Sealed engineering or architectural drawings and related information are to be provided related to the layout of the site, including any buildings or structures on the site, site access, drive aisles, parking stall layout, signage and landscaping, demonstrating that the layout as proposed will allow for adequate space for manoeuvring and parking of all vehicles on site in an orderly manner up to the full capacity of the parking lot;
- Address all requirements from the Ministry of Transportation and Infrastructure (MOTI) including approval for an access permit;
- A barrier to MOTI standards be installed in the median of Highway No. 10 to prevent left turns into the site;
- Access into the site should be such that trailer trucks do not need to swing into the left driving lane while making a right turn into the site;
- Address all requirements from B.C. Hydro;
- The parking spaces in the truck parking lot are to be visually delineated at all times to the satisfaction of the General Manager, Planning and Development, so as to assist in ensuring the orderly parking of vehicles on the site at all times; and
- Adequate washroom facilities are to be provided on the site to the satisfaction of the General Manager, Planning and Development, but in any case there shall be a minimum of one such facility on the site.

BETWEEN:

074389 BC LTD.
(the "Owner")

AND:

CITY OF SURREY
(the "City")

WHEREAS the City of Surrey (the "City") and the owner (the "Owner") of the temporary Truck parking facility located at 19060 and 19128 – 56 Avenue (the "Parking Facility"), (collectively the "Parties"), recognize that truck parking operators have a civic responsibility, to control the conduct of their tenants;

WHEREAS the Owner wishes to demonstrate to the citizens of Surrey its desire to be a responsible corporate citizen; and

WHEREAS the Parties wish to promote Surrey as a vibrant, safe and attractive community for the enjoyment of everyone, including residents, visitors, businesses and their workers.

NOW THEREFORE the Owner agrees with the City to enter into this Good Neighbour Agreement, the terms and conditions of which follow:

1. Noise and Disorder

- (a) The Owner undertakes to ensure that noise emissions from the Parking Facility do not disturb surrounding residential developments and neighbourhoods, and do not violate Surrey Noise Control Bylaw, 1982, No. 7044;
- (b) The Owner shall monitor the activity of tenants of the Parking Facility to ensure that trucks are not idling for an unreasonable period of time to discourage noises that may disturb the peace, quiet and enjoyment of the neighbourhood, and that trucks containing refrigeration units are not parked within a 90 metre (300 ft.) radius extending from the southwest corner of the site; and
- (c) The Owner undertakes to ensure disturbances are prevented. Owner must take reasonable measures to make sure the Parking Facility is not operating contrary to the public interest and does not disturb people near the facility. Examples of reasonable measures include supervising parking areas, adding landscaping to assist in sound proofing, and posting signs at the site asking the tenants to respect the adjoining residential neighbours.

2. Cleanliness

- (a) The Owner shall assign staff to inspect the Parking Facility to ensure that there is no litter, garbage, broken glass or other foreign objects; and
- (b) The Owner shall provide on-site garbage receptacles for the tenants of the Parking Facility, and will have these emptied on a regular basis.

3. Other Agencies and Programs

- (a) The Owner agrees to work with the City and its departments, to resolve any concerns that arise with respect to the operation of the Parking Facility;
- (b) The Owner agrees to attend a formal meeting with the City, as and when required by the City, to discuss issues and concerns; and
- (c) The Owner shall demonstrate complete support for City staff.

4. Amendment and Transferability

- (a) Any proposed changes to the terms of this Good Neighbour Agreement shall be discussed and resolved among the Parties.

5. Enforcement

- (a) Any failure on the part of the Owner to comply with the terms outlined herein may be brought to the attention of City Council and Council may suspend or cancel the Owner's business license for the Parking Facility or impose additional terms and conditions; and

- (b) Nothing contained or implied in this Good Neighbour Agreement shall prejudice or affect the City's rights and authorities in the exercise of its functions pursuant to the *Community Charter* and *Local Government Act*, as amended, and the rights and powers of the City and City bylaws.

Executed the _____ day of _____, 20____ in Surrey, British Columbia,

Owner

Signature

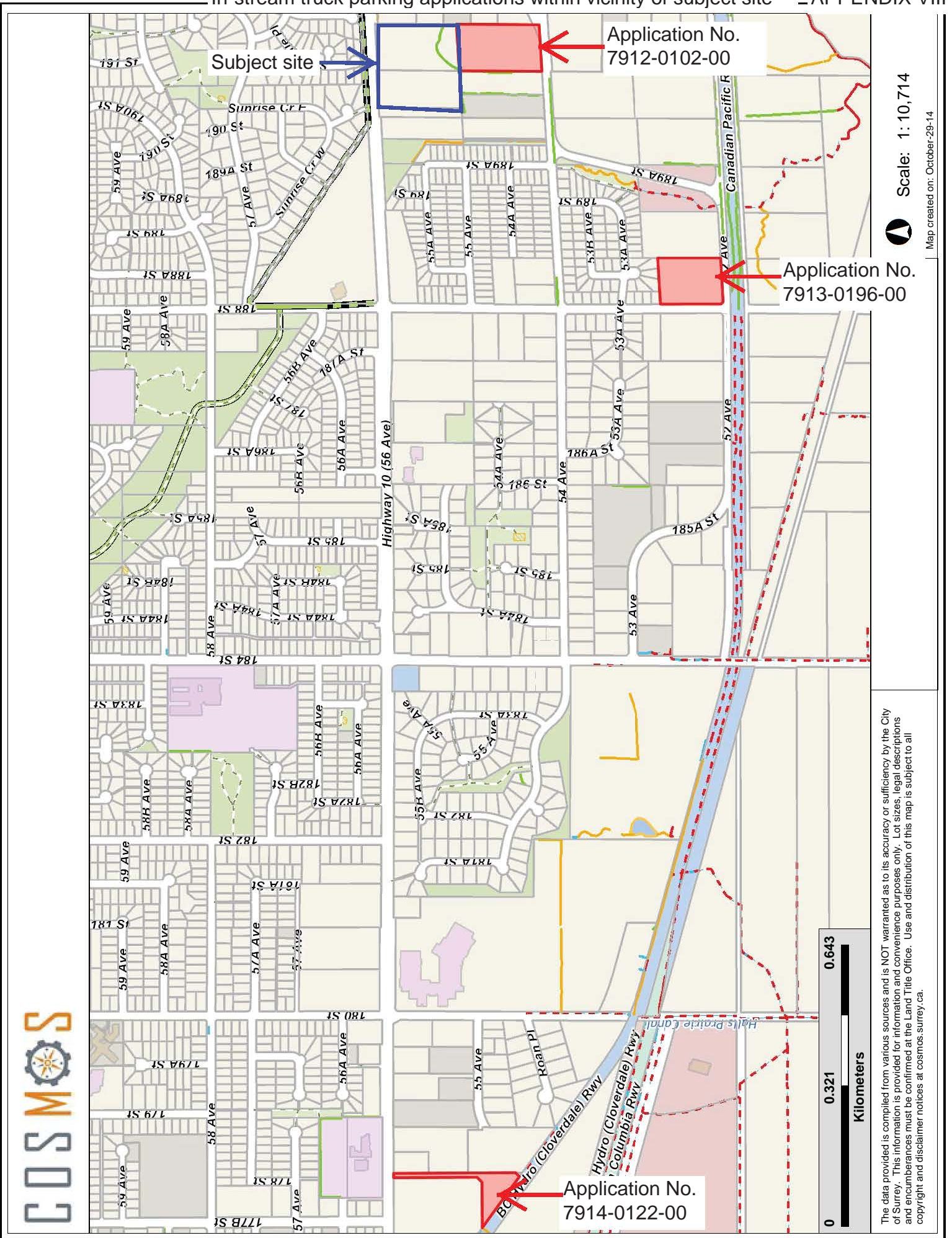
Name (*please print*)

Signature

Name (*please print*)

City of Surrey

Mayor



Scale: 1:10,714
Map created on: October-29-14

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.