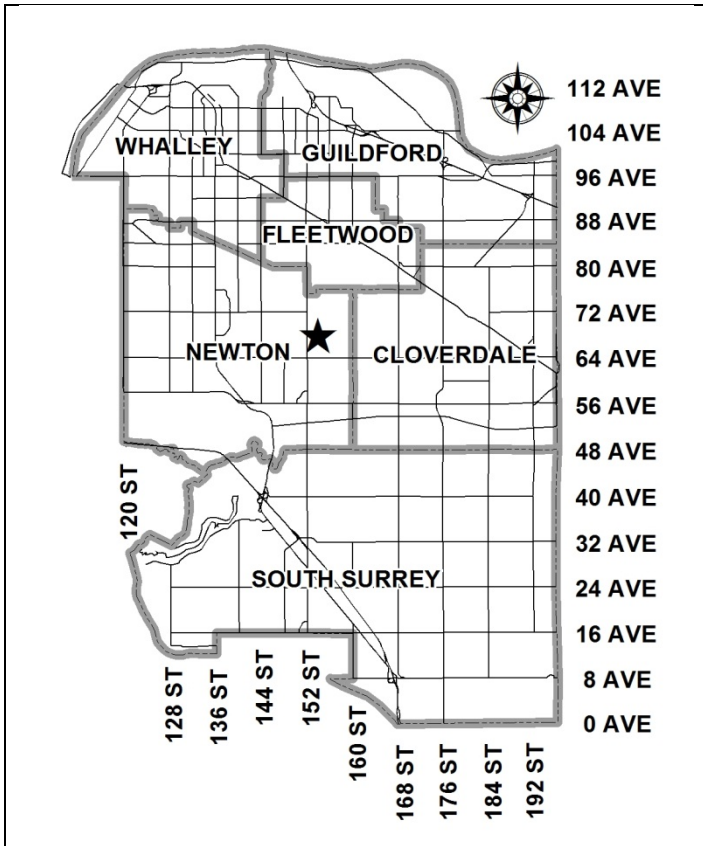


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0188-00

Planning Report Date: September 23, 2013



PROPOSAL:

- **OCP Text Amendment**
- **Temporary Industrial Use Permit**

in order to allow the operation of a truck park facility for a period not to exceed 3 years.

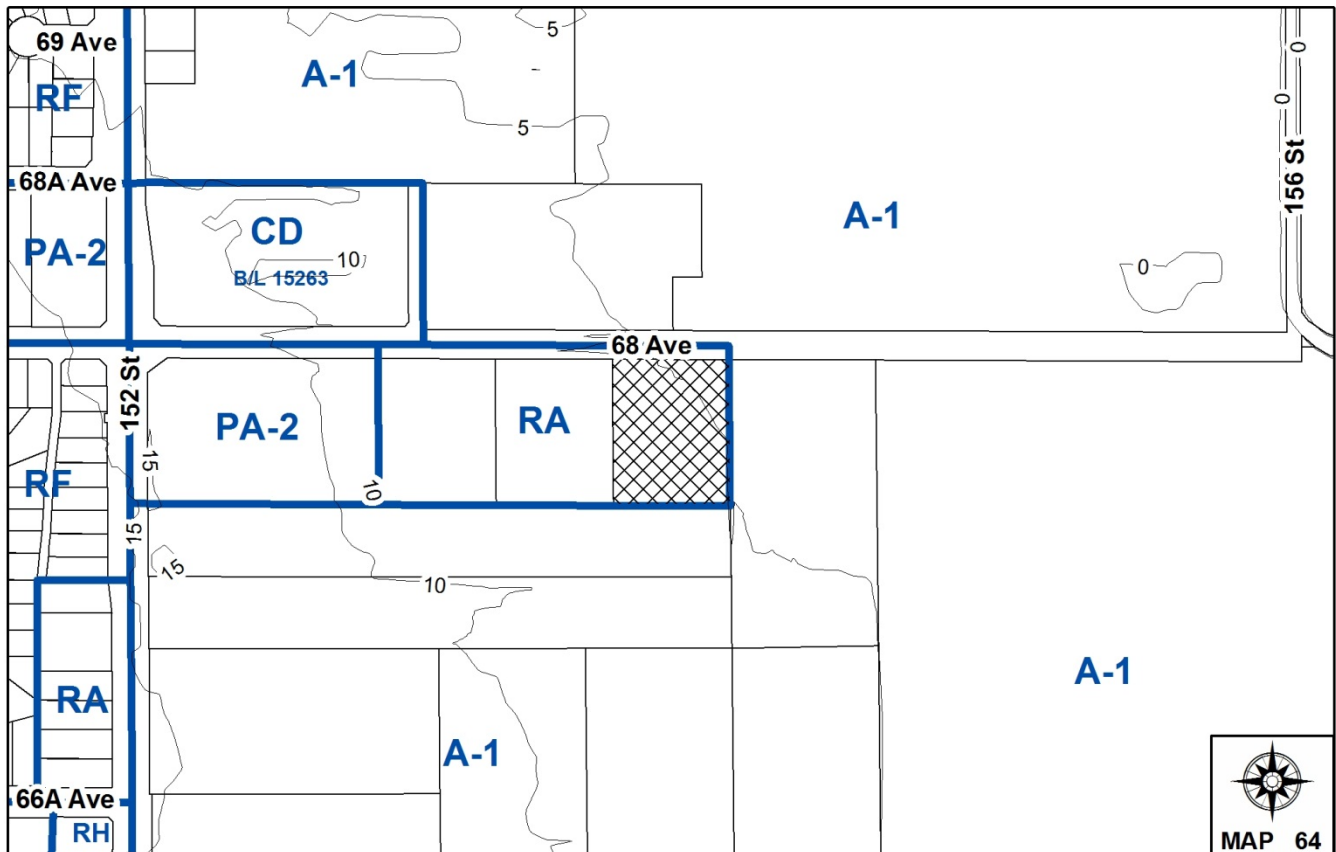
LOCATION: 15372 – 68 Avenue

OWNER: Didar S. Bains
 Ravinder K. Bains

ZONING: RA

OCP DESIGNATION: Industrial

NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- A Temporary Use Permit (TUP) will enable the owner to continue generating revenue from the existing truck park facility while working toward a long-term permanent solution which includes redeveloping the subject property into business park buildings, in keeping with the East Newton Business Park Neighbourhood Concept Plan (NCP).
- The applicant has agreed to provide a statutory right-of-way to protect a portion of the future 154 Street road allowance on the subject property. In addition, the proposed truck park facility will not hinder the redevelopment of adjacent properties and will complete the road network, as per the NCP.
- The applicant is proposing a number of enhancements to the current operation including additional landscaping, suitable on-site fencing and a paved driveway entrance to further reduce dust generated by on-site activities.
- The proposal complies with the truck parking strategy in Surrey. At present, many truck park facilities are over-capacity. In response, the current TUP proposal could alleviate the pressure and offer temporary relief, given the high demand for truck park facilities, until the property redevelops according to the East Newton Business Park Neighbourhood Concept Plan (NCP).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by declaring the subject site in Application No. 7909-0188-00 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 the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7909-0188-00 (Appendix V) 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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) applicant to provide a revised layout that includes the future driveway location, 10 metre (33 ft.) wide statutory right-of-way for 154 Street, truck turning movements and vehicle type, confirms the surface material, specifies the method of delineating the parking stalls on-site and identifies the location of gates, fences and washroom facilities;
 - (c) applicant to confirm watercourse classification and compliance with RAR setbacks as well as properly fence all yellow-coded watercourses on-site. Approval from the Department of Fisheries and Oceans may be required to ensure adequate protection of on-site watercourses;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of an acceptable landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of an acceptable lot grading plan to the satisfaction of Building Division;
 - (g) the applicant register a statutory right-of-way for drainage, measured to 5 metres (16 ft.) from top-of-bank, for all yellow-coded watercourses on-site;
 - (h) the applicant register a 10 metre (33 ft.) wide statutory right-of-way for 154 Street; and
 - (i) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix VI).

5. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after March 23, 2013) for consideration of filing, if the conditions 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.

SITE CHARACTERISTICS

Existing Land Use: Truck park facility without the benefit of appropriate approval

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 68 Avenue):	Vacant land and agricultural	Industrial and Agricultural/Business Park and Agricultural	A-1
East and South:	Unauthorized truck park facilities	Industrial/Business Park, Buffers/Natural Areas and Agricultural	A-1
West:	Vacant land	Industrial/Business Park	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 0.79 hectare (1.96 acres) in total area and located on the south side of 68 Avenue just east of 152 Street. The property is occupied by an existing unauthorized truck park facility and single family dwelling.
- The property is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the East Newton Business Park NCP. The subject property is currently zoned "One-Acre Residential Zone (RA)".
- At this time, the applicant lacks the financial resources necessary to redevelop the property, as per the NCP. The long-term development strategy will require rezoning, a Development Permit for construction of business park buildings, road construction and servicing upgrades along 68 Avenue/154 Street, on-site paving, additional landscaping on fronting/flanking streets as well as payment of Development Cost Charges (DCCs) at Building Permit stage.

Temporary Truck Parking in Business Parks

- The proposal complies with the truck parking strategy in Surrey. At present, many truck park facilities within the City are over-capacity.
- The most suitable locations for truck parking facilities are "Industrial" designated areas. While Business Parks in Industrial areas are not suitable long-term solutions for truck parks, they can alleviate the current pressure and offer temporary relief for truck parking in the City.
- The East Newton Business Park (ENBP) is just in the early stages of development. As more of the lots in the ENBP are developed, it is expected that the truck park use located on the subject property will cease and that it too will redevelop for the more intensive Business Park use in accordance with the East Newton Business Park NCP.

Current Proposal

- The applicant is requesting a Temporary Industrial Use Permit (TUP) to permit the continued operation of an existing truck park facility to accommodate a maximum of 56 tractor trailers.
- The applicant proposes enhancements to the truck park facility including perimeter fencing, secure access, on-site security systems and significant landscaping along 68 Avenue to reduce the impact of the truck park on neighbouring residential properties. In addition, the applicant proposes a paved driveway entrance to minimize dust generated by on-site truck park activities.
- The applicant proposes to properly fence the yellow-coded watercourses located on the north and east lot lines as well as register a statutory right-of-way for drainage on title, measured to 5 metres (16 ft.) from top-of-bank, to protect the riparian areas from further encroachment.
- The applicant will also register a 10 metre (33 ft.) wide statutory right-of-way to protect for half of 154 Street along the eastern boundary of the subject property. In addition, the applicant has proposed to relocate the existing driveway access on 68 Avenue further westward (i.e. outside the future statutory right-of-way) which appears beneficial, from an operational perspective, by improving turning movements on-site.
- The proposed layout indicates sufficient on-site queuing storage off 68 Avenue. In addition, the site plan includes turning radius details for tractor trailers which have been reviewed and approved by the Engineering Department.

Temporary Use Permit (TUP) Conditions

- The following conditions with respect to on-site requirements for truck park areas are specified as conditions in Temporary Industrial Use Permit Area No. 10 and have been incorporated into the proposed OCP Text Amendment by-law for the subject property:
 - 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 on each lot occurs in an efficient manner and to ensure that those who 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 do not cause damage to truck tires (i.e. meet certain gradation specifications); and
- Require that adequate washroom facilities be provided on-site.
- On May 25, 2009, Council considered Corporate Report No. Ro69 in which the following recommendations were approved in order to improve the Temporary Use Permit (TUP) process for temporary truck park facilities:
 - Require the applicant to complete all the necessary site work requirements prior to Council approving the TUP, through the implementation of a Pre-Servicing Approval Process;
 - Eliminate the requirement for landscaping and site restoration securities, allowing for significant cost savings for the applicant, by ensuring that the approved landscaping is completed at the Pre-Servicing Approval stage prior to consideration of approval of the TUP; and
 - Eliminate the need for a Restrictive Covenant to restrict certain activities on the site.
- Prior to the TUP being in order for consideration of approval by Council, the applicant must fulfill the requirements of the Pre-Servicing Approval Process (Appendix VI).
- 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 of filing. It is anticipated that this follow-up action will encourage the applicant to finalize the TUP and filing of the application will not be necessary.

PRE-NOTIFICATION

In accordance with Council policy, the applicant was requested to erect a development proposal sign and pre-notification letters were sent to adjacent property owners located within 100 metres (300 ft.) of the subject property. The pre-notification letter was mailed out in February, 2010. The applicant has not been responsive in moving the application forward. However, the truck parking activity continued on the site without the benefit of appropriate approvals. The development sign was recently erected and staff received the following two responses:

- Adjacent property owners expressed concerns about noise and dust generated by truck parking activities on-site as well as expressed concerns about child safety on 68 Avenue.

(The applicant is proposing a 20 metre (66 ft.) long paved driveway apron off 68 Avenue which should reduce the amount of debris that enters the road right-of-way. Moreover, the driveway entrance will be relocated further westward to provide better access to the subject property and improve truck turning movements. Additional road upgrades and sidewalks are anticipated as properties redevelop in future, in keeping with the NCP.)

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, Action Summary and Project Data Sheets
Appendix II.	Site Plan and Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	OCP Text Amendment By-law
Appendix V.	Temporary Industrial Use Permit No. 7909-0188-00
Appendix VI.	Pre-Servicing Approval Requirements

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DEVELOPMENT DATA SHEET

Existing Zoning: RA

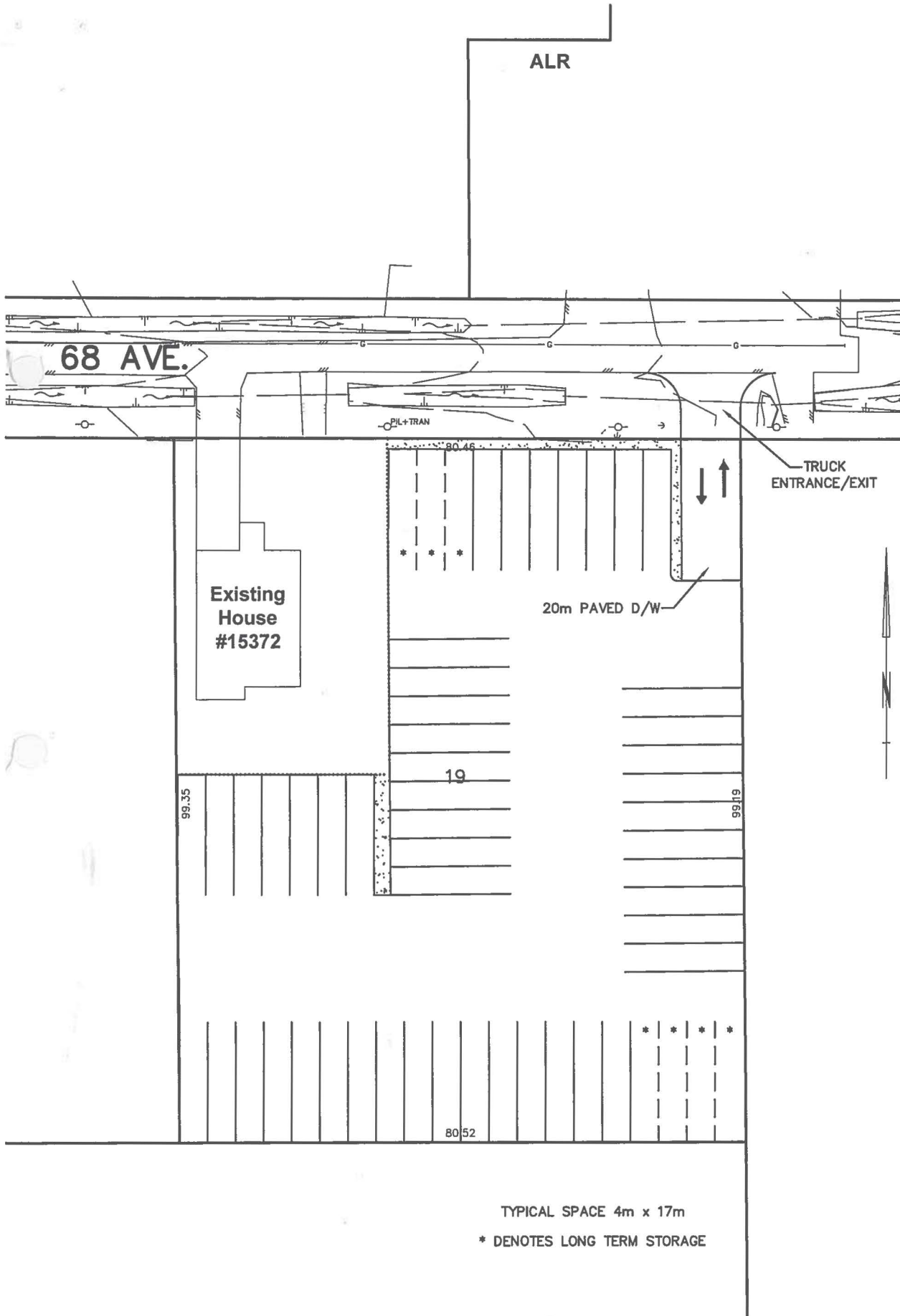
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7,936 sq. m.
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		N/A
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		N/A
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		N/A
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		N/A

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		N/A
Industrial		56 stalls
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional		N/A
Total Number of Parking Spaces		56 stalls
Number of disabled stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces		N/A
Size of Tandem Parking Spaces		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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Proposed Temporary Truck Park

Mr. & Mrs. Bains.
15372 - 68 Avenue, Surrey



HunterLaird
ENGINEERING LTD.
September 2009

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

FROM: **Development Services Manager, Engineering Department**

DATE: **September 18, 2013** PROJECT FILE: **7809-0188-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15372 68 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Text Amendment to designate the subject property as Industrial Temporary Use Permit area.

TEMPORARY USE PERMIT

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


Property and Right-of-Way Requirements

- Provide 10.00 metre wide Statutory Right of Way (SRW) along the east property line for future 154 Street to match existing SRW E2011-0076 Legal Plan BCP 47721. The balance of the 10.00 metre SRW width required for the ultimate 20.00 metre road will be provided by the applicant of the adjacent land to the east currently under application 7810-0178-00.
- Provide drainage SRW for the yellow coded watercourses along the northern and eastern boundary of the property. The SRW should extend to 5.00 metre width from the top-of-bank of the watercourse alignment (or overtop of the future watercourse alignment where relocated to accommodate 154 Street).

Works and Services

- Construct 11.00 metre wide driveway to/from 154 Street SRW, including pavement for minimum 25.00 metres for queuing storage. Remove the existing driveway access on 68 Avenue to the single family house and reinstate boulevard with topsoil and sod. Interim driveway access can be considered through detailed design.
- Remove asphalt parking area on the east side of the property as it exceeds the maximum impervious area allowed.
- Construct water quality/sediment control inlet chamber and register corresponding Restrictive Covenant.
- Provide water meter to the existing water service connection.

A Servicing Agreement is required prior to issuance of the Temporary Use Permit.


Rémi Dubé, P.Eng.
Development Services Manager

IK1

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of Surrey Official
Community Plan By-law, 1996, No. 12900, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan By-law, 1996, No. 12900, as amended, is hereby further amended as follows:

Division A., Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas, by adding the following section immediately following Temporary Industrial Use Permit Area No. ____:

Temporary Industrial Use Permit Area No. ____

Truck Parking

Purpose: To allow the development and operation of a temporary truck and trailer parking facility for vehicles exceeding 5,000 kilograms [11,023 lbs.] gross vehicle weight.

Location: Parcel Identifier: 009-492-895
Lot 19 Section 14 Township 2 New Westminster District Plan 11278

15372 - 68 Avenue

- Conditions:
- 1. **Zoning By-law Requirements**
 - (a) The Zoning By-law requirement for the construction of a permanent building, including washroom facilities, with a minimum area of 100 square metres (1,076 sq. ft.) is waived; and
 - (b) 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.

2. Landscaping Requirements

- (a) The boundaries of the truck parking facility located adjacent to uses other than a residential use shall be landscaped and/or buffered to the City specifications to mitigate visual and noise impacts on adjacent developments;
- (b) The boundaries of a truck parking facility located adjacent to residential designated areas shall provide increased landscaping and other buffering and/or additional noise attenuation measures to be determined, on a case by case basis, by the City to mitigate visual and noise impacts on adjacent developments;
- (c) All required landscaping works and planting materials must be maintained for the life of the Temporary Use Permit; and
- (d) The City's Landscape Architect will inspect the site, or require inspection of the site by a registered landscape architect, to ensure the work is completed and to approve the landscaping prior to issuance of the Temporary Use Permit.

3. Environmental Considerations

If the site contains a creek, or is in proximity to a creek on an adjoining property, creek protection areas as defined in the Land Development Guidelines are required. Should the applicant wish to relax these requirements, an application is required to be submitted to and approved by the Department of Fisheries and Oceans.

4. Engineering Servicing Requirements

- (a) A storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
- (b) The street fronting the property must be constructed to a structural and width standard to accommodate trucks to the satisfaction of the General Manager, Engineering;
- (c) All other engineering requirements such as rights-of-way, where necessary, must be addressed to the satisfaction of the General Manager, Engineering;

- (d) The parking area shall be designed to support the anticipated vehicle load in order to prevent soil or mud from being tracked onto the City roadway;
- (e) 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 soil or mud onto the public street, to the satisfaction of the General Manager, Engineering; and
- (f) City staff to perform a site inspection to ensure that all site requirements have been met prior to issuance of a Temporary Use Permit.

5. **Planning Requirements**

- (a) Sealed engineering or architectural drawings and related information are to be provided to the satisfaction of the General Manager of Planning and Development 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;
- (b) 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; and
- (c) Adequate washroom facilities are to be provided on site 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.

6. **General Requirements**

- (a) The following activities are prohibited on the lot: truck washing, vehicle maintenance, truck fuel storage or refueling, storage of waste petroleum fluids, parking or storage of vehicles containing Dangerous Goods as defined by the Transport of Dangerous Goods Act. This requirement shall be placed as a condition in the Temporary Use Permit; and
- (b) The subject lands are to be used in accordance with the provisions of the Temporary Use Permit.

Expiration:

The Temporary Industrial Use Permit will remain in effect until the earlier of the following:

- (a) The date specified in the Temporary Industrial Use Permit;
or
- (b) Three years after the Temporary Industrial Use Permit was issued.

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text Amendment By-law, 20___, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

CITY OF SURREY

(the "City")

TEMPORARY INDUSTRIAL USE PERMIT

NO.: 7909-0188-00

Issued To: DIDAR S. BAINS
RAVINDER K. BAINS
("the Owner")

Address of Owner: 15372 - 68 Avenue
Surrey, B.C. V3S 2B9

- 1. 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.
- 2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-492-895
Lot 19 Section 14 Township 2 New Westminster District Plan 11278

15372 - 68 Avenue

(the "Land")

- 3 The Land has been designated as a Temporary Industrial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
- 4 The temporary use permitted on the Land shall be:
 - (a) To permit a truck parking facility for a maximum of 56 tractor trailers.
- 5 The temporary use shall be carried out according to the following conditions:
 - (a) All engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary must be addressed to the satisfaction of the General Manager, Engineering;
 - (b) A stormwater management plan and lot grading plan must be submitted to the City's Engineering Department for review and approval;

- (c) The street fronting the property must be constructed to a structural width standard to accommodate trucks to the satisfaction of the General Manager, Engineering;
 - (d) The parking area shall be designed to support the anticipated vehicle load in order to prevent soil or mud from being tracked onto the City roadway;
 - (e) 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 soil or mud onto the public street, to the satisfaction of the General Manager, Engineering;
 - (f) City staff to perform a site inspection to ensure that all site requirements have been met prior to issuance of a Temporary Use Permit;
 - (g) Adequate washroom facilities are to be provided on 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 site;
 - (h) The following activities are prohibited on site: truck washing, vehicle maintenance, truck fuel storage or refuelling, storage of waste petroleum fluids and parking or storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act*;
 - (i) Access to the site is limited to the driveway as shown on the attached Schedule; and
 - (j) The subject lands are to be used in accordance with the provisions of the Temporary Use Permit.
6. 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.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.

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

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

ISSUED THIS DAY OF , 20 .

Mayor - Dianne L. Watts

City Clerk - Jane Sullivan

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)

TO THE CITY OF SURREY:

I, Didar S. Bains and Ravinder K. Bains (Name of Owner)

being the owner of Lot 19 Section 14 Township 2 New Westminster District Plan 11278
(Legal Description)

known as 15372 - 68 Avenue
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

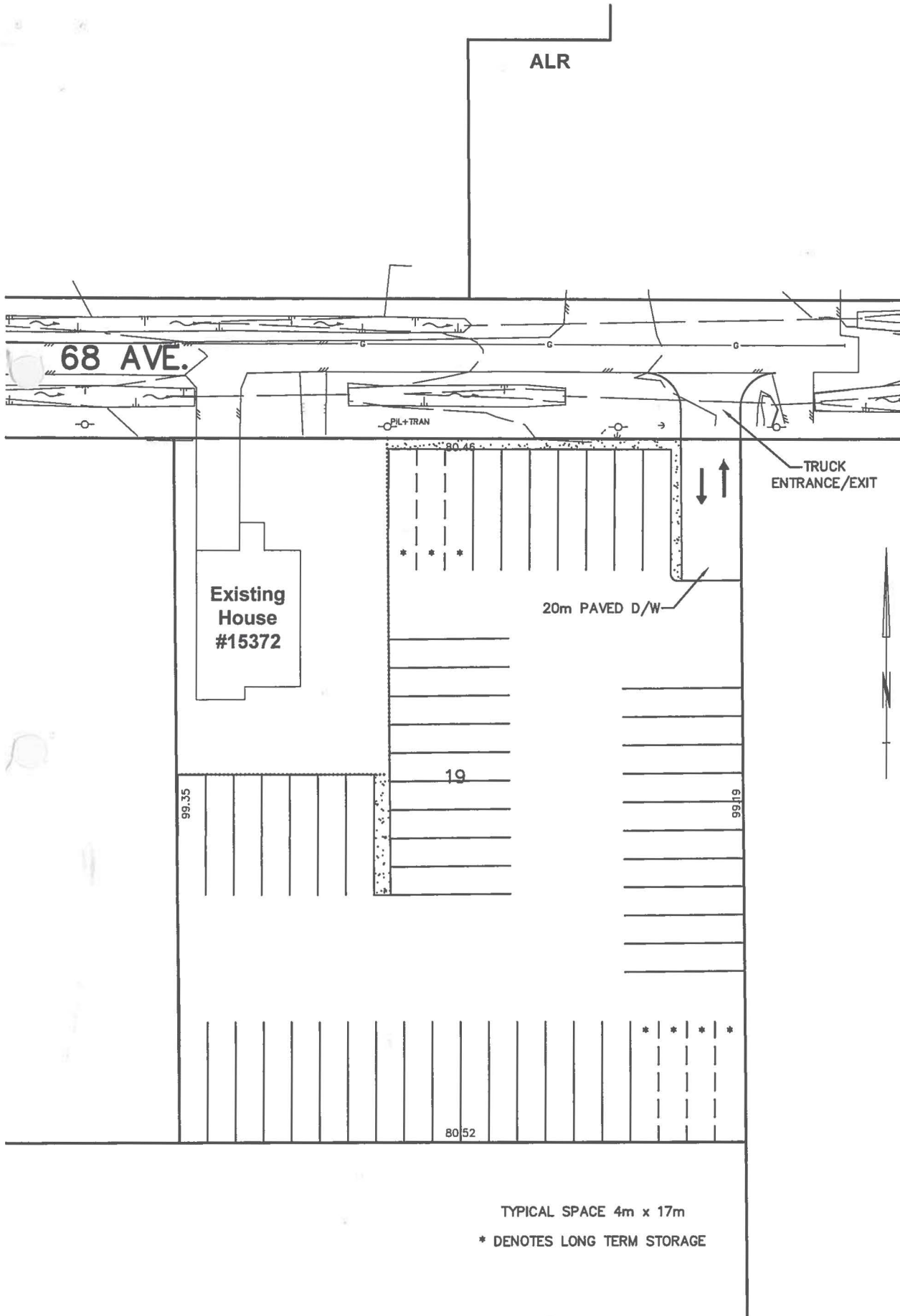
all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfil the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit 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 me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

(Owner)

(Witness)



Proposed Temporary Truck Park

Mr. & Mrs. Bains.
15372 - 68 Avenue, Surrey



HunterLaird
ENGINEERING LTD.
September 2009

Pre-Servicing Requirements for Temporary Industrial Use Permit
No. 7909-0188-00
(Truck Parking)

Landscaping Requirements

- The boundaries of a truck parking facility located adjacent to uses other than a residential use shall be landscaped and/or buffered to mitigate visual and noise impacts on adjacent developments, to the satisfaction of the City Landscape Architect;
- All required landscaping works and planting materials must be maintained for the life of the Temporary Use Permit; and
- The City's Landscape Architect will inspect the site, or require inspection of the site by a registered landscape architect, to ensure the work is completed and to approve the landscaping prior to issuance of a Temporary Use Permit.

Engineering Services Requirements

- 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;
- A storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
- The street fronting the property must be constructed to a structural and width standard to accommodate trucks to the satisfaction of the General Manager, Engineering;
- The parking area shall be designed to support the anticipated vehicle load in order to prevent soil or mud 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 soil 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 Industrial 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;
- 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 General Manager, Planning and Development, but in any case there shall be a minimum of one such facility on the site.