

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0207-00

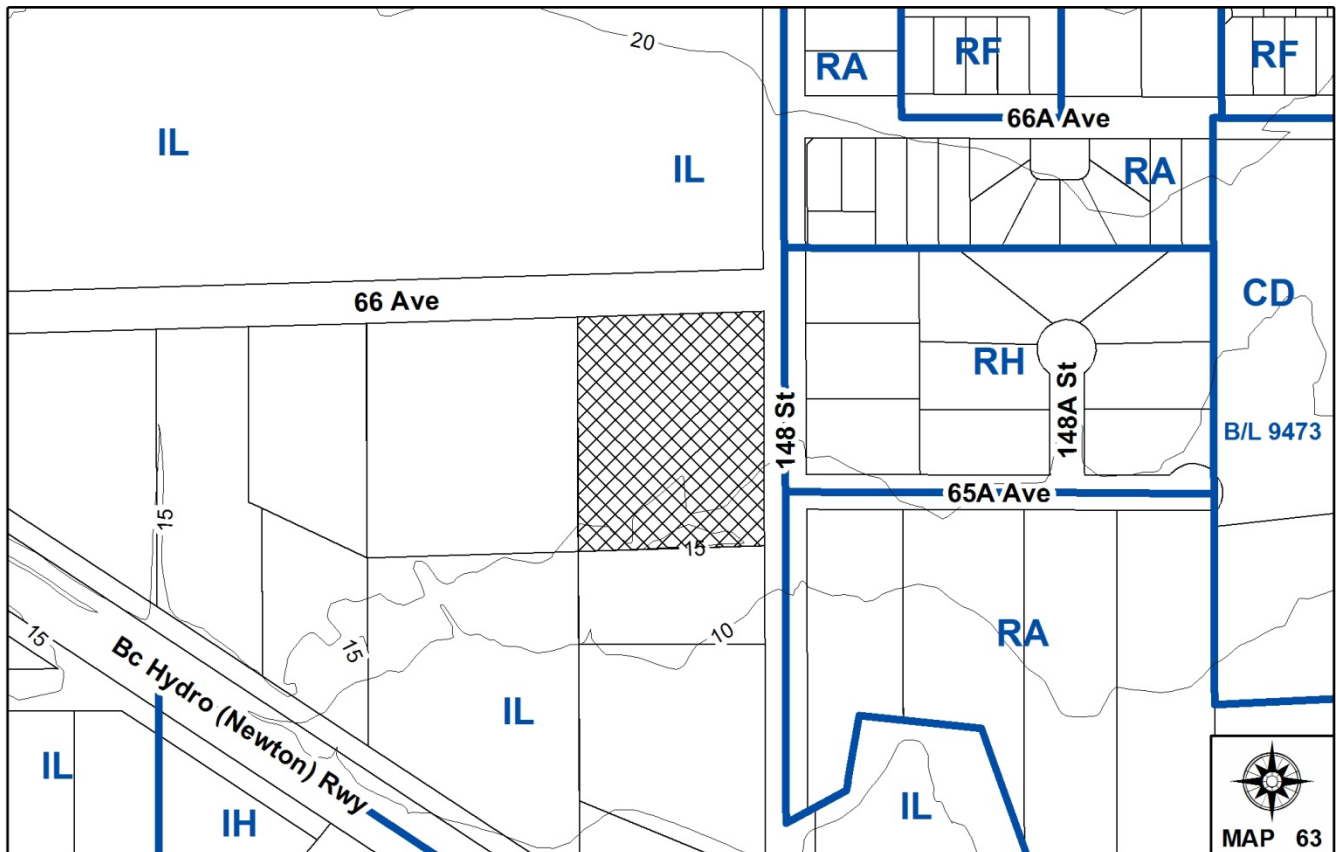
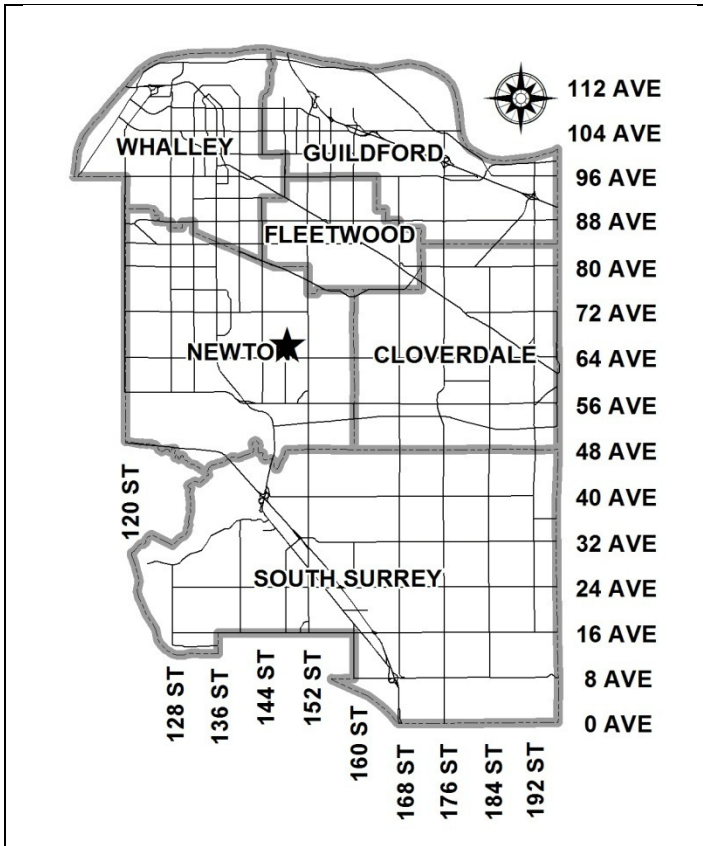
Planning Report Date: May 30, 2011

**PROPOSAL:**

- **Temporary Industrial Use Permit**

in order to allow the operation of a truck parking facility for a period not to exceed two (2) years.

**LOCATION:** 6549 - 148 Street  
**OWNER:** City of Surrey  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** General Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The City of Surrey purchased the subject property in August, 2010 for future expansion of the Surrey Works Yard located at 6645 – 148 Street. The proposed truck park facility will provide an interim source of revenue until such time as the Surrey Works Yard is ready to expand.
- The applicant is proposing additional landscaping and suitable on-site fencing.
- The proposal complies with the truck parking strategy in Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7910-0207-00 (Appendix IV) to proceed to Public Notification.
2. 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix V).
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after November 1, 2011) 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

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 66 Avenue):	Surrey Works Yard.	Industrial/General Industrial	IL
East (Across 148 Street):	Single family residential.	Urban/Suburban Residential (One-Acre)	RA and RH
South:	Industrial building.	Industrial/General Industrial & Open Space	IL
West:	Truck park facility.	Industrial/General Industrial	IL

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is 0.99 hectare (2.44 acres) in total area and located on the south side of 66 Avenue between the B.C. Hydro (Newton) railway corridor and 148 Street.
- The property is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the East Newton Local Area Plan (LAP). The subject property is currently zoned "Light Impact Industrial (IL)".
- As a result of the IL Zoning, the subject property is already identified in the OCP as part of Temporary Industrial Use Permit Area No. 10, which allows the development and operation of temporary truck park facilities. Therefore, no additional OCP Amendment process is required for this application.

### Current Proposal

- The City of Surrey purchased the subject property in August, 2010 for future expansion of the Surrey Works Yard located at 6645 – 148 Street. The proposed truck park facility will provide an interim source of revenue until such time as the Surrey Works Yard is ready to expand.
- The applicant is requesting a Temporary Industrial Use Permit (TUP) to permit the continued operation of an existing truck park facility on-site for a maximum of 36 passenger vehicles and 42 tractor trailers.
- The applicant is proposing a truck park facility which includes a secure access, on-site security guard and significant landscaping to reduce the visual impact of the truck park from neighbouring residential properties.
- In order to improve on-site drainage, the applicant is proceeding with re-grading the property. Furthermore, the applicant installed a chain link fence (6 feet high) around the perimeter and relocated the driveway from 148 Street (a major collector road) to 66 Avenue to avoid potential conflicts with vehicle traffic.
- The proposed layout indicates sufficient on-site queuing storage off 66 Avenue. In addition, the site plan includes turning radius details for tractor trailers which have been reviewed and approved by the Engineering Department.
- The applicant has volunteered to limit the hours of operation from 6:00 a.m. to 8:00 p.m. It will be reflected in the TUP.
- The applicant is proposing a 4 metre wide (13 ft.) landscape buffer along 148 Street in order to reduce the visual impact from neighbouring residential properties. In addition, the applicant is proposing a 3 metre wide (10 ft.) landscape buffer on 66 Avenue. The proposed landscaping includes a cedar hedge around the perimeter of the subject property as well as small trees, low-lying shrubs and additional groundcover. No landscaping is proposed directly adjacent to the industrial designated properties located south and west of 6549 – 148 Street.

- The following on-site requirements for truck parking areas specified as conditions in Temporary Industrial Use Permit Area No. 10 are applicable:
  - 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 parks:
  - 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 V).
- 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

Pre-notification letters were sent out on September 30, 2010 and staff received the following 4 responses:

- Two phone calls were received from the owner and tenant at 6531 – 148 Street regarding on-site grading issues causing flooding onto adjacent properties.

*(In order to address on-site drainage concerns, the applicant submitted a lot grading plan which proposes to re-grade the subject property and includes provisions for lawn basins with raised aprons and increased rim elevations which prevent water from bypassing the lawn basin drainage system. The lot grading plan was reviewed and received preliminary approval from Building Division).*

- Two phone calls were received from adjacent residential property owners regarding concerns over traffic-related problems on 148 Street which included the following: [1] on-street parking congestion generated by small-lot developments north of 66 Avenue; as well as [2] noise and traffic caused by tractor trailer operations on the subject property.

*(The adjacent residential property owners were referred to the Engineering Department – Transportation Division to address concerns regarding on-street parking along 148 Street. In order to address noise and traffic complaints generated by tractor trailer operations at 6549 – 148 Street, the applicant has proposed additional landscaping along 148 Street to mitigate noise concerns and reduce the visual impact on adjacent property owner. The applicant also proposes to relocate the driveway entrance from 148 Street to 66 Avenue in order to avoid potential conflicts with vehicle traffic on 148 Street (a major collector road). In addition, the applicant has volunteered to register a Section 219 Restrictive Covenant on title to restrict the hours of operation from 6:00 a.m. to 8:00 p.m. thereby reducing noise produced outside of regular business hours).*

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7910-0207-00
Appendix V.	Pre-Servicing Approval Requirements

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\14983237093.doc  
. 5/25/11 4:01 PM

Information for City Clerk

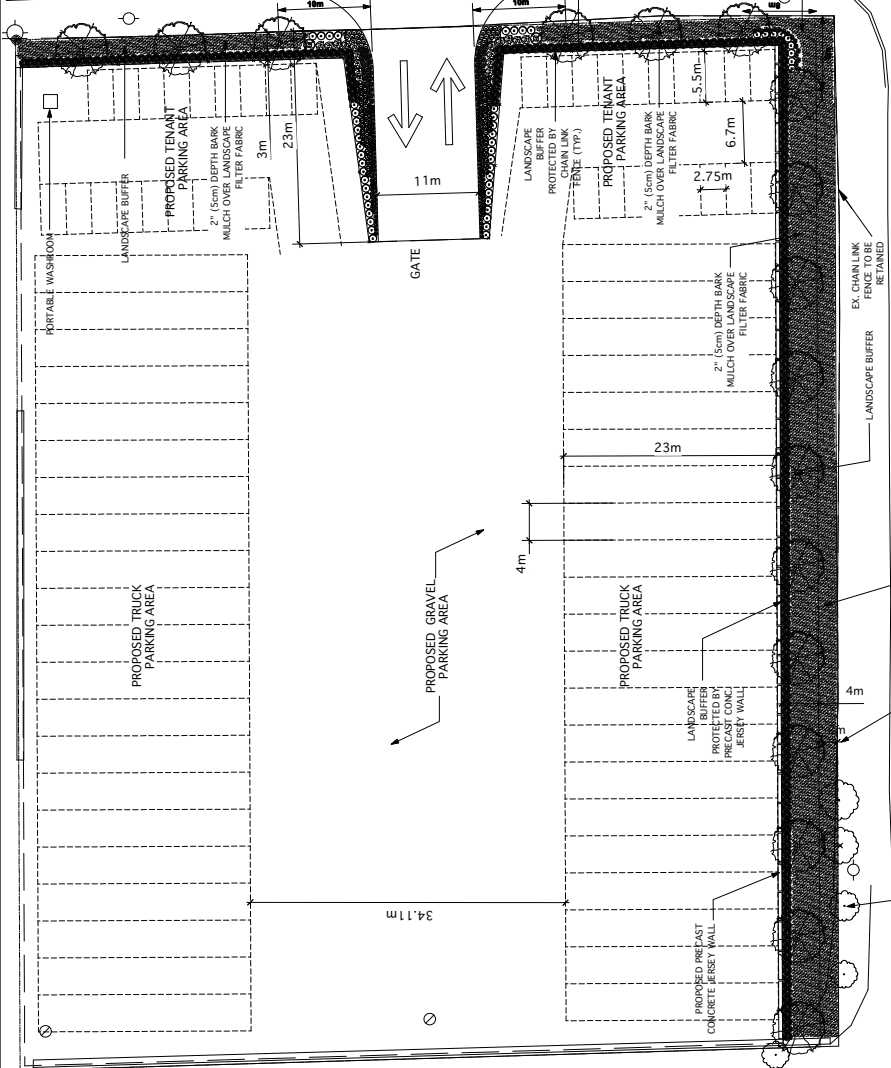
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:              Avril Wright, City of Surrey  
                         Address:            14245 – 56 Avenue  
                                              Surrey, BC  
                                              V3X 3A2  
                         Tel:                      604-598-5718
  
2.      Properties involved in the Application
  - (a)      Civic Address:            6549 – 148 Street
  
  - (b)      Civic Address:            6549 – 148 Street  
            Owner:                      City of Surrey  
            PID:                        028-298-101  
            Lot 1, Section 19 Township 2 New West Minster District Plan BCP45737
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Temporary Industrial Use Permit No. 7910-0207-00.





NOTES:  
 1. LANDSCAPE PLANS FORM AN INTEGRAL PART OF THE DEVELOPMENT AND BUILDING PERMITS AND SHALL BE KEPT ON FILE WITH THE PERMITTING OFFICE OF THE LANDSCAPE ARCHITECT OF CREDIT.  
 2. THIS PLAN IS THE PROPERTY OF RORY DAFOE BCSLA CSLSA. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SUPPLIED BY OTHER MEANS.  
 3. THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE ELEMENTS SHOWN ON THIS PLAN. THE LANDSCAPE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER ELEMENTS SHOWN ON THIS PLAN.  
 4. THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE ELEMENTS SHOWN ON THIS PLAN. THE LANDSCAPE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER ELEMENTS SHOWN ON THIS PLAN.



CONSULTANTS:  
 RORY DAFOE BCSLA CSLSA  
 Landscape Architect  
 11278 Elham Street  
 Maple Ridge  
 British Columbia  
 Canada  
 V2X 1P3  
 rdafoe@shawcable.com  
 Phone: (604) 460-0608

PROJECT:  
 PROPOSED TEMPORARY  
 TRUCK PARKING FACILITY  
 6549 148 Street, Surrey, BC  
 Surrey file # 7910-0207-00

LANDSCAPE PLAN

DATE: March, 2011  
 DRAWN: RD  
 CHECKED: RD  
 SCALE: 1:1,250

DRAWING NUMBER:  
 L1  
 Rev. 1 - May 16/11

NOTE:  
 ALL LANDSCAPE AREAS TO  
 BE WATERED VIA A TEMPORARY  
 IRRIGATION SYSTEM  
 (BY DESIGN-BUILD)

1 May 16/11 Rev'd per Planning Dept. comments  
 REVISIONS

### PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
17		<i>Gleditsia tria. inermis</i> "Shademaster"	Shademaster Honey Locust	5cm cal., 1.8m std.
<b>SHRUBS</b>				
2		<i>Cornus alba</i> "Elegantissima"	Silverleaf Dogwood	#3 Cont.
50		<i>Prunus l.</i> "Otto Luyken"	Otto Luyken Laurel	#2 Cont., 1m O.C.
17		<i>Spirea humalda</i> "Anthony Waterer"	Anthony Waterer Spirea	#2 Cont.
232		<i>Tujia occidentalis</i> "Smaragd"	Hedge Cedar	1.5m h.c., 0.80m O.C.
<b>GROUNDCOVERS</b>				
114		<i>Actostaphylos uva-ursi</i> "Vancouver Jade"	Vancouver Jade Kinnickinnick	#1 Cont., 45cm O.C.
28		<i>Erica carnea</i> "Springwood White"	White Flowering Heather	#1 Cont., 24" O.C.
58		<i>Gaillardia sp.</i>	Silki	#1 Cont., 60cm O.C.
74		<i>Helictotrichon sempervirens</i>	Blue Oak Grass	#1 Cont., 60cm O.C.

ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE CITY OF SURREY STANDARDS.  
 ALL PLANT SUBSTITUTIONS TO BE PRE-APPROVED BY THE LANDSCAPE ARCHITECT AND CITY OF SURREY.  
 CONTACT LANDSCAPE ARCHITECT PRIOR TO STARTING LANDSCAPE CONSTRUCTION (604-460-0608) AND DURING CONSTRUCTION FOR SITE REVIEWS.  
 PROVIDE GROWING MEDIUM FERTILITY AND PARTICLE SIZE ANALYSIS TEST PRIOR TO INSTALLED GROWING MEDIUM.  
 GROWING MEDIUM TO CONFORM TO BC LANDSCAPE STANDARD FOR LEVEL 2 SOILS.  
 PROVIDE WEED FREE IMPORTED GROWING MEDIUM TO THE FOLLOWING DEPTHS:  
 LAWN: 6" GROUNDCOVERS & SHRUBS BEDS: 18" CONTINUOUS DEPTH. TREES: 2" IN ALL DIRECTIONS SURROUNDING ROOTBALL MIN. 1m/3 TREE  
 ALL PLANTING BEDS TO RECEIVE 2" FINE HEALOCK / FRI COMPOSTED BARK MULCH  
 MAKE GOOD ANY DAMAGE TO EXISTING BULLEVARDS TO SATISFACTION OF THE CITY OF SURREY.

## LAND DEVELOPMENT ENGINEERING REVIEW

File 7810-0207-00, Map #063

---

### Background

This application is for a Temporary Use Permit (TUP) to allow for heavy truck parking spaces as shown in the layout dated October 7, 2010, prepared by McElhanney Consulting Services Ltd. The subject site is located in the East Newton South NCP.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

### Property and Right-of-Way Requirements

- Dedication of 3 x 3 metre corner cut at 148 for improved sight line visibility is requested as part of this TUP.
- Dedication of approximately 2.0m from east PL for ultimate 24.0 m Major Collector road allowance is requested as part of this TUP.

### Servicing Requirements

These Works are to be constructed as a condition of the issuance of the Temporary Use Permit (TUP).

The applicant is required to comply with Engineering requirements 1(b) and 4 of Temporary Industrial Use Permit Area No. 10 (see attached for details), and other TUP and/or Planning requirements.

It is the responsibility of the Applicant to verify any existing utilities on the site prior to commencing any works and contact the appropriate utility companies.

### Transportation/Traffic Management

#### ROAD CONSTRUCTION

- 148 St – Collector
  - Construction of west half to ultimate collector standard will be waived
- 66 Ave – Through Local
  - Construction of south half of 66 Ave. to ultimate industrial local road standard will be waived

#### ACCESS

- Access proposed is acceptable as it must be to 66 Ave and is greater than the minimum of 25m from 148 St PL
- Barrier C&G exists for only the first 20 metres west of 148 St, therefore **an extruded asphalt curb return driveway**, with maximum width of 11.0m, will be permitted.
- Although 66 Ave. is a local road it provides access to the City Operations Works Yard and it is important to maintain free and clear movement of 66 Ave, thus a full tractor trailer length **queuing storage of 23.0m is required**
- An asphalt access pad will be required into the site for queuing storage.
- landscaping is permitted in the newly dedicated boulevard area

## **OPERATIONS**

### **Regulatory**

- Install “No Stopping” (RB-55) signs on 66 Ave. frontage

### **Drainage / Environmental**

The following City storm drainage facilities are located in the vicinity to the site:

- 600 mm CP main and a service connection to this site on 148 Street.
- Open ditch on the north side of 66<sup>th</sup> Avenue

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment and confirm downstream drainage system capacity from the site to the outfall of the storm sewer to Hyland Creek and address any capacity constraints.

Alternatively, the applicant can mitigate site flows by controlling the flows from this site to the pre-development conditions. Hyland Creek is prone to erosion so no increase in flows from the site up to and including the 100 year event are permitted. (OR the applicant can confirm safe conveyance of flows for events greater than the 5 year up to the 100 year and mitigate 5 year flows.).

The applicant may be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law 2006, No. 16138, from the Engineering Department, **prior to issuance of the Temporary Use Permit**. The Consultant may submit a request for waiver of the ESC to the ESC Supervisor.

### **Water**

The following City water facilities are located in the vicinity to the site:

- 300mm DI main and a service connection to serve this site on 148 street; and
- 150mm CAS main on 66 Avenue

The existing water system has adequate capacity to meet the requirements of the proposed development.

### **Sanitary Sewer**

The following City sanitary facilities are located in the vicinity to the site:

- 750mm OCP and a service connection to serve this site on 66<sup>th</sup> Avenue
- 75mm PVC on 148<sup>th</sup> Street.

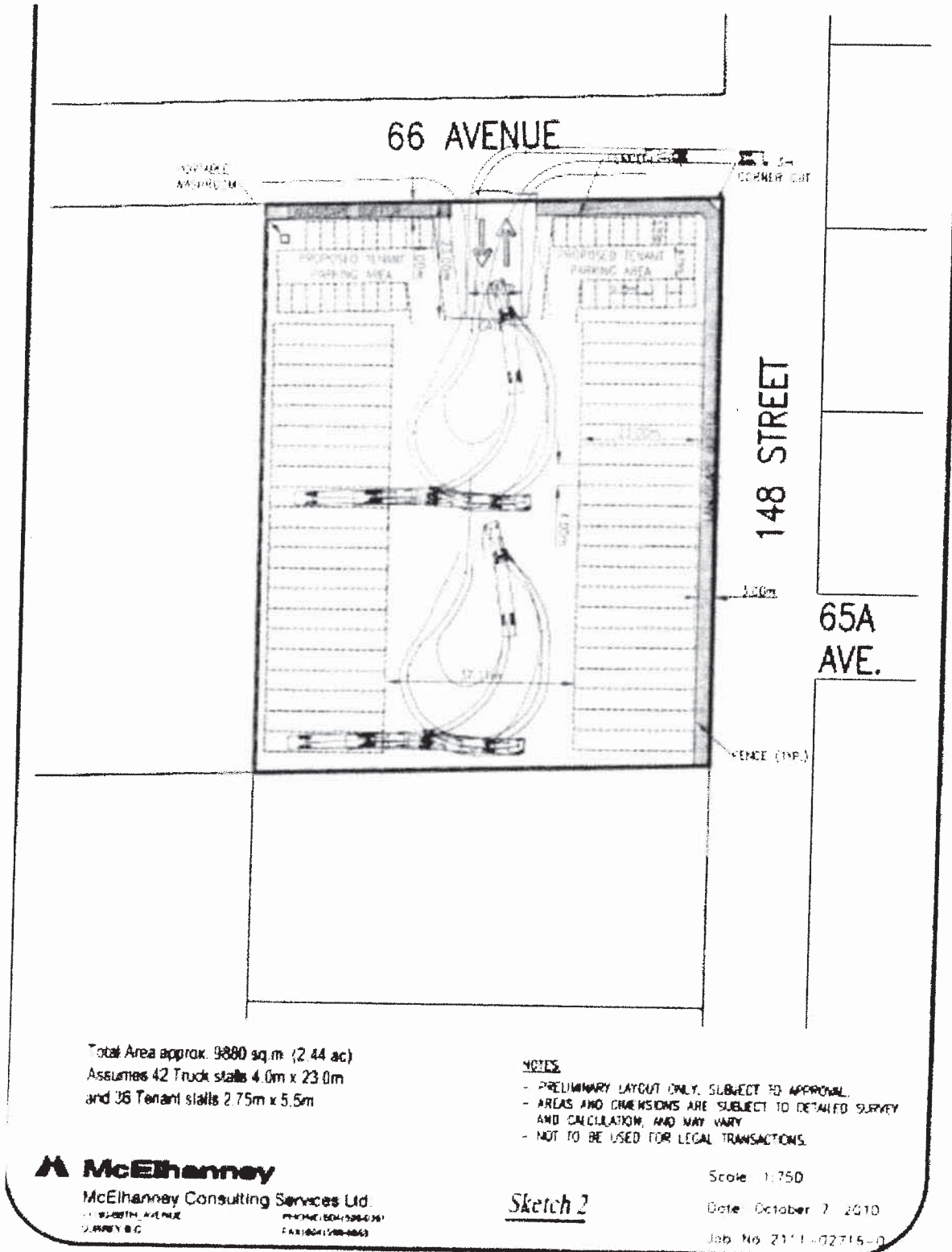
The existing sanitary system has adequate capacity to meet the requirements of the proposed development.

## **Project Management**

A Servicing Agreement is not required before this Temporary Use Permit can be issued. A City Road and Right of Way Use Permit (CRRP) will be required for the construction of the driveway.

## Financial

A fee of \$420 (HST exempt) must be paid if an ESC Permit is required.



**Temporary Industrial Use Permit Area No. 10****Temporary Truck Parking Facilities****Temporary Truck Parking Facilities**

Purpose: To allow the development and operation of temporary truck parking facilities.

Location: In Light Impact Industrial (IL), Light Impact Industrial 1 (IL-1) and High Impact Industrial (IH) zones.

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 meters (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 a 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 area 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 a 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 the Environmental Review Committee for its consideration.

### **4. Engineering Services 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 dirt 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 dirt 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. Outside Agency Requirements**

The Ministry of Transportation and Infrastructure is required to comment on all applications which front a Provincial Highway.

**7. General Requirements**

- (a) The following activities are prohibited on the lot: truck washing, vehicle maintenance truck fuel storage or refuelling, 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 Use Permit shall stay in effect until:
- (a) The date that the permit expires; or
  - (b) Two years after the permit was issued; whichever occurs first.

**Temporary Industrial Use Permit Area No. 11:**

**Temporary Soil Processing Operation**

Purpose: To allow a soil processing operation for a period not exceeding two years.

Location: Block B of Lot 1 Section 29 Township 2 New Westminster District Plan BCP 1396 as shown on the following map, containing 20,237 square metres.

- Conditions:
- (a) A security deposit is held by the City of Surrey to ensure the subject lands are restored to their original natural state, within a specified period of time, as stated 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 Use Permit remains in effect until:
- (a) The date that the permit expires; or
  - (b) Two years after the permit is issued, whichever comes first.



CITY OF SURREY

(the "City")

TEMPORARY INDUSTRIAL USE PERMIT

NO.: 7910-0207-00

Issued To: CITY OF SURREY  
("the Owner")

Address of Owner: 14245 - 56 Avenue  
Surrey, BC  
V3X 3A2

- 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: 028-298-101  
Lot 1 Section 15 Township 2 New Westminster District Plan BCP45737

6549 - 148 Street

(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 36 passenger vehicles and 42 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 dirt 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 dirt 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 of 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*. This requirement shall be placed as a condition in the Temporary Use Permit;
  - (i) The truck park facility shall only operate between the hours of 6:00 a.m. to 8:00 p.m.;
  - (j) Access to the site is limited to the driveway as shown on the attached Schedule; and
  - (k) 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 two years from 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, Avril Wright, City of Surrey (Name of Owner)

being the owner of Lot 1 Section 15 Township 2 New Westminster District Plan BCP45737  
(Legal Description)

known as 6549 - 148 Street  
(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.

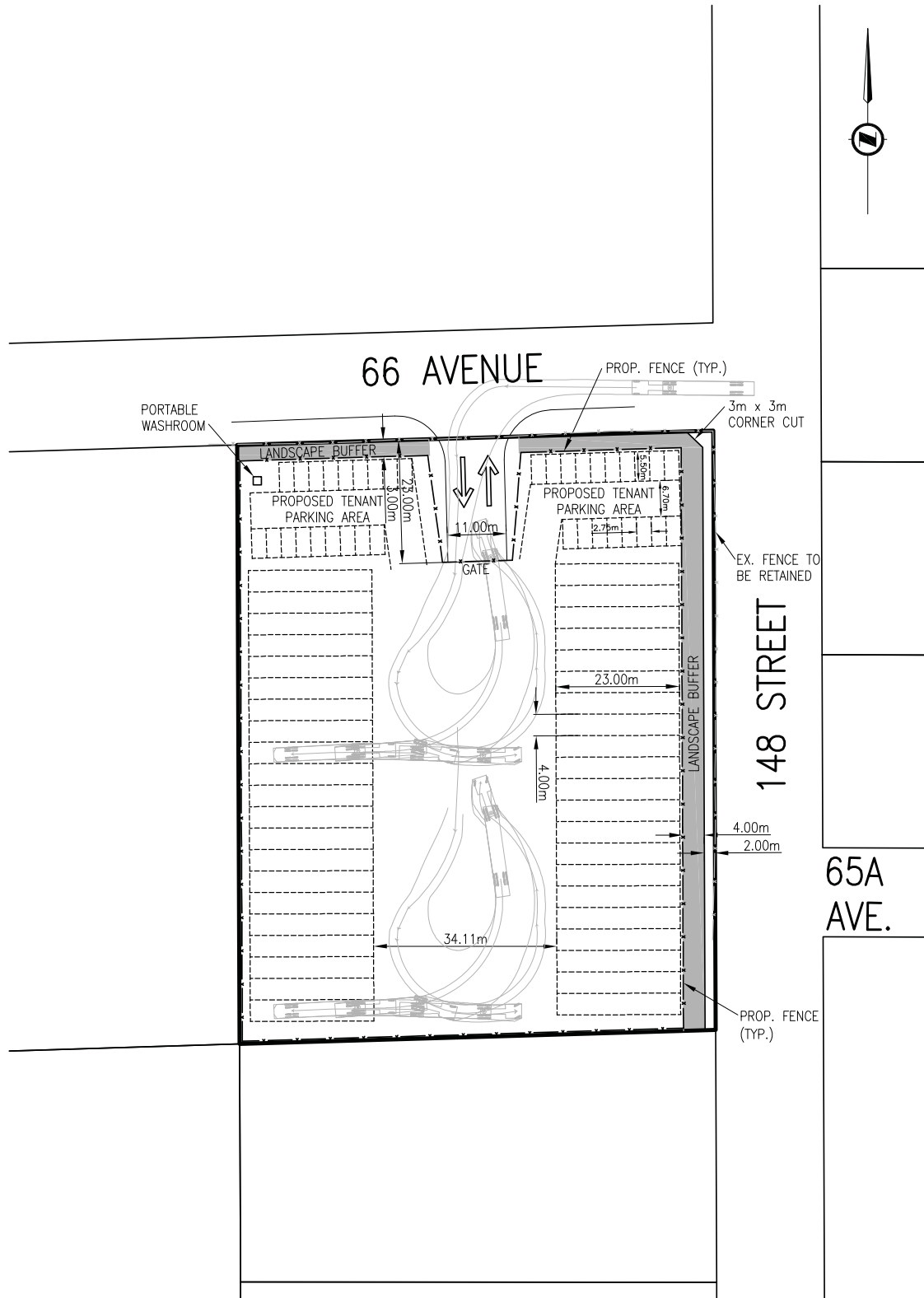
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey 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)

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



Total Area approx. 9880 sq.m. (2.44 ac)  
 Assumes 42 Truck stalls 4.0m x 23.0m  
 and 36 Tenant stalls 2.75m x 5.5m

**NOTES:**

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.



**McElhanney Consulting Services Ltd.**  
 13160-88TH AVENUE PHONE (604)596-0391  
 SURREY, B.C. FAX (604)596-8853

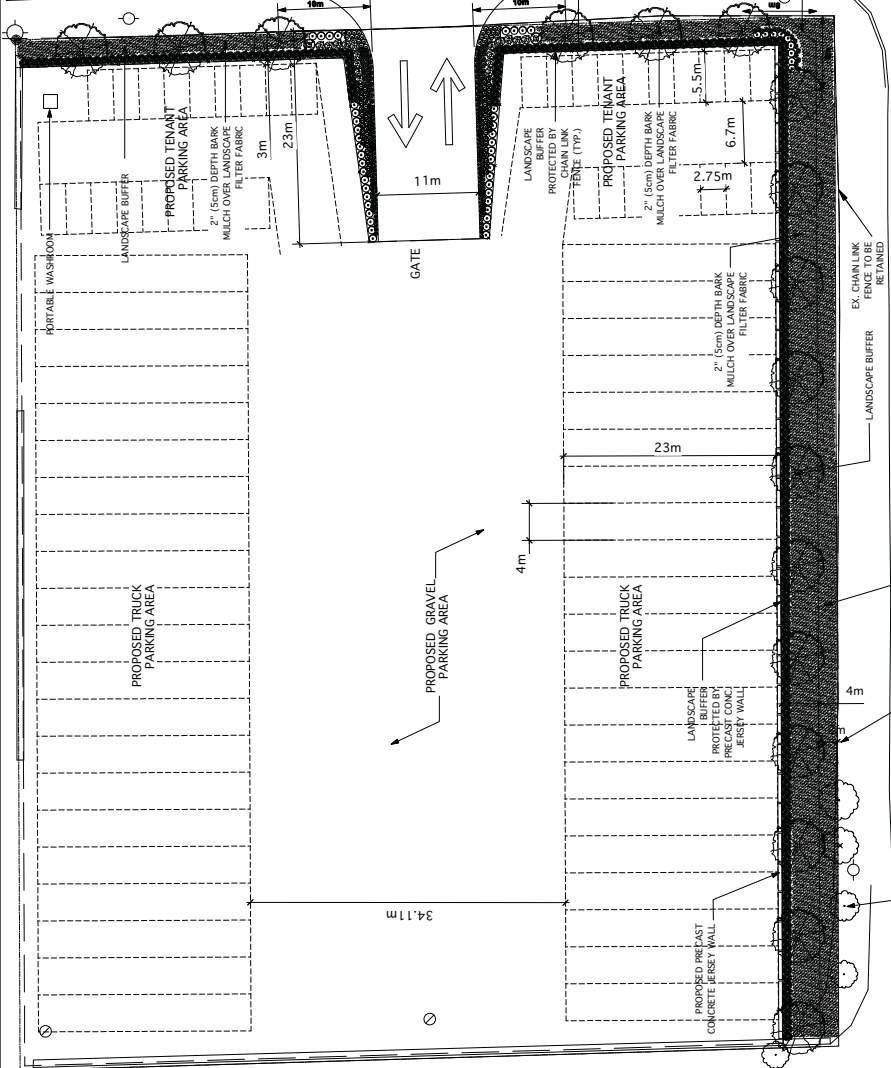
*Sketch 4*

Scale: 1:750

Date: February 1, 2011

Job No.: 2111-02716-0

NOTES:  
 1. LANDSCAPE PLANS FORM AN INTEGRAL PART OF THE DEVELOPMENT AND BUILDING PERMITS AND SHALL BE KEPT ON FILE WITH THE PERMITTING OFFICE OF THE LANDSCAPE ARCHITECT OF RECORD.  
 2. THIS DRAWING ASSUMES THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PART OF THE PROJECT.  
 3. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PART OF THE PROJECT.  
 4. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PART OF THE PROJECT.  
 5. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PART OF THE PROJECT.



CONSULTANTS:  
 RORY DAFOE BCSLA CSLA  
 Landscape Architect  
 11278 Elham Street  
 Maple Ridge  
 British Columbia  
 Canada  
 V2X 1P3  
 rdafoe@shawcable.com  
 Phone: (604) 460-0608

PROJECT:  
 PROPOSED TEMPORARY  
 TRUCK PARKING FACILITY  
 6549 148 Street, Surrey, BC  
 Surrey file # 7910-0207-00

LANDSCAPE PLAN

DATE: March, 2011  
 DRAWN: RD  
 CHECKED: RD  
 SCALE: 1:1,250

DRAWING NUMBER:  
 L1  
 Rev. 1 - May 16/11

NOTE:  
 ALL LANDSCAPE AREAS TO  
 BE WATERED VIA A TEMPORARY  
 IRRIGATION SYSTEM  
 (BY DESIGN-BUILD)

1 May 16/11 Rev'd per Planning Dept. comments  
 REVISIONS

### PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
17		<i>Gleditsia tria. inermis</i> "Shademaster"	Shademaster Honey Locust	5cm cal., 1.8m std.
<b>SHRUBS</b>				
2		<i>Cornus alba</i> "Elegantissima"	Silverleaf Dogwood	#3 Cont.
50		<i>Prunus l.</i> "Otto Luyken"	Otto Luyken Laurel	#2 Cont., 1m O.C.
17		<i>Spirea humalda</i> "Anthony Waterer"	Anthony Waterer Spirea	#2 Cont.
232		<i>Tujia occidentalis</i> "Smaragd"	Hedge Cedar	1.5m h.c., 0.80m O.C.
<b>GROUNDCOVERS</b>				
114		<i>Alectostaphylos uva-ursi</i> "Vancouver Jade"	Vancouver Jade Kinnickinnick	#1 Cont., 45cm O.C.
28		<i>Erica carnea</i> "Springwood White"	White Flowering Heather	#1 Cont., 24" O.C.
58		<i>Gaillardia sp.</i>	Silki	#1 Cont., 60cm O.C.
74		<i>Helictotrichon sempervirens</i>	Blue Oak Grass	#1 Cont., 60cm O.C.

ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE CITY OF SURREY STANDARDS.  
 ALL PLANT SUBSTITUTIONS TO BE PRE-APPROVED BY THE LANDSCAPE ARCHITECT AND CITY OF SURREY.  
 CONTACT LANDSCAPE ARCHITECT PRIOR TO STARTING LANDSCAPE CONSTRUCTION (604-460-0608) AND DURING CONSTRUCTION FOR SITE REVIEWS.  
 PROVIDE GROWING MEDIUM FERTILITY AND PARTICLE SIZE ANALYSIS TEST PRIOR TO INSTALLED GROWING MEDIUM.  
 GROWING MEDIUM TO CONFORM TO BC LANDSCAPE STANDARD FOR LEVEL 2 SOILS.  
 PROVIDE WEED FREE IMPORTED GROWING MEDIUM TO THE FOLLOWING DEPTHS:  
 LAWN: 6" GROUNDCOVERS & SHRUBS BEDS: 18" CONTINUOUS DEPTH. TREES: 2' IN ALL DIRECTIONS SURROUNDING ROOTBALL MIN. 1m/3 TREE  
 ALL PLANTING BEDS TO RECEIVE 2" FINE HEALOCK / FRI COMPOSTED BARK MULCH  
 MAKE GOOD ANY DAMAGE TO EXISTING BULLEVARDS TO SATISFACTION OF THE CITY OF SURREY.

**CONSTRUCTION COST ESTIMATE (ON-SITE)**

**LANDSCAPE COST ESTIMATE**

Landscape Architect: Rory Dafoe  
 Date: May 16, 2011  
 Project Name: Proposed Temporary Truck Parking Facility  
 Project Address: 6549 148 Street, Surrey, B.C.


Item	Details	Size	Unit	Qty	Unit Cost	Total Cost
<b>Trees:</b>						
	Gleditsia tria. 'Shademaster'	5cm cal.	ea	17	\$275.00	\$4,675.00
<b>Shrubs:</b>						
	Cornus alba 'Elegantissima'	#3 cont.	ea	2	\$30.00	\$60.00
	Prunus l. 'Otto Luyken'	#2 cont.	ea	50	\$20.00	\$1,000.00
	Spirea bumalda 'Anthony Waterer'	#2 cont.	ea	17	\$20.00	\$340.00
	Thuja occid. Smaragd	1.5m ht.	ea	232	\$30.00	\$6,960.00
<b>Groundcovers:</b>						
	Arctostaphylos uva-ursi	#1 cont.	ea	114	\$10.00	\$1,140.00
	Festuca glauca	#1 cont.	ea	28	\$10.00	\$280.00
	Gaultheria shallon	#1 cont.	ea	58	\$10.00	\$580.00
	Helictotrichion sempervirens	#1 cont.	ea	74	\$10.00	\$740.00
<b>Lawn :</b>	Seeded	m <sup>2</sup>	ea	226	\$3.00	\$678.00
<b>Soil:</b>	Soil for trees	m <sup>3</sup>	ea	17	\$30.00	\$510.00
	450mm in all shrub and groundcover planting beds	m <sup>3</sup>	ea	200.7	\$30.00	\$6,021.00
<b>Composted Bark Mulch:</b>	50cm depth all planting beds, incl. landscape fabric	m <sup>3</sup>	ea	46.45	\$30.00	\$1,393.50
<b>Jersey wall:</b>	Precast concrete Jersey Wall on east boundary		lin. m.	107.00	\$75.00	\$8,025.00
<b>Sub-Total</b>						<b>\$32,402.50</b>

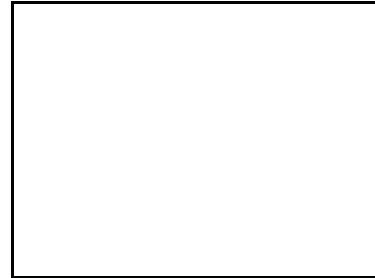
Based on drawing L1, Mar. 28/11  
 Revision #1 -May 16/11

<b>Total Estimate</b>	<b>\$32,402.50</b>
-----------------------	--------------------

May 16/2011  
 Date

Rory Dafoe  
 Landscape Architect - Print Name

  
 Landscape Architect - Signature



(affix PROFESSIONAL SEAL here)

Pre-Servicing Requirements for Temporary Industrial Use Permit  
No. 7910-0207-00  
(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 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 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.