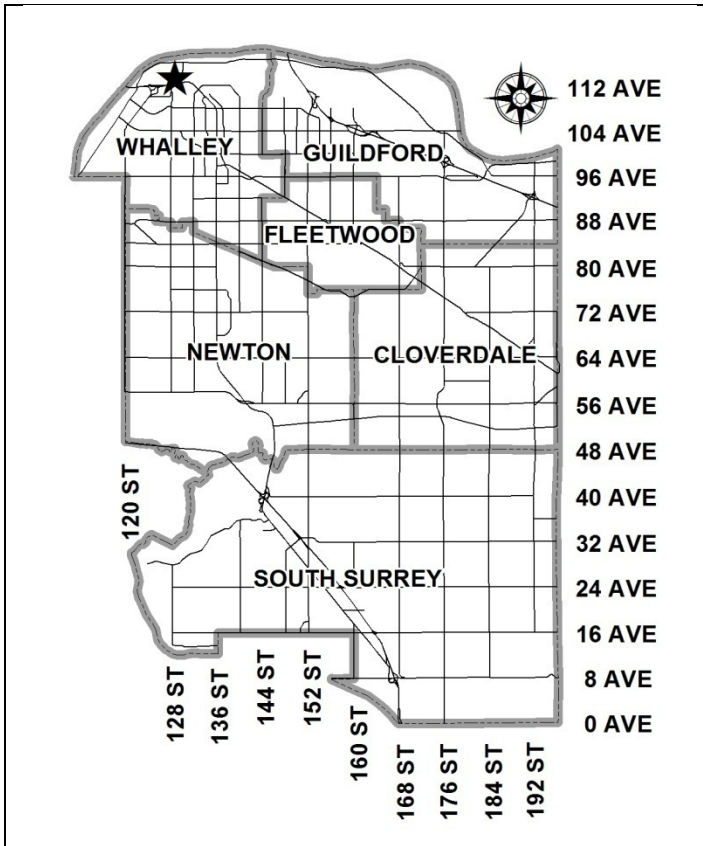


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0116-00

Planning Report Date: January 9, 2012



PROPOSAL:

- **Rezoning** from I-4 (By-law No. 5942) to IL in order to facilitate a trucking business in Bridgeview.

LOCATION:

12931 and 12939 - 112B Avenue

OWNERS:

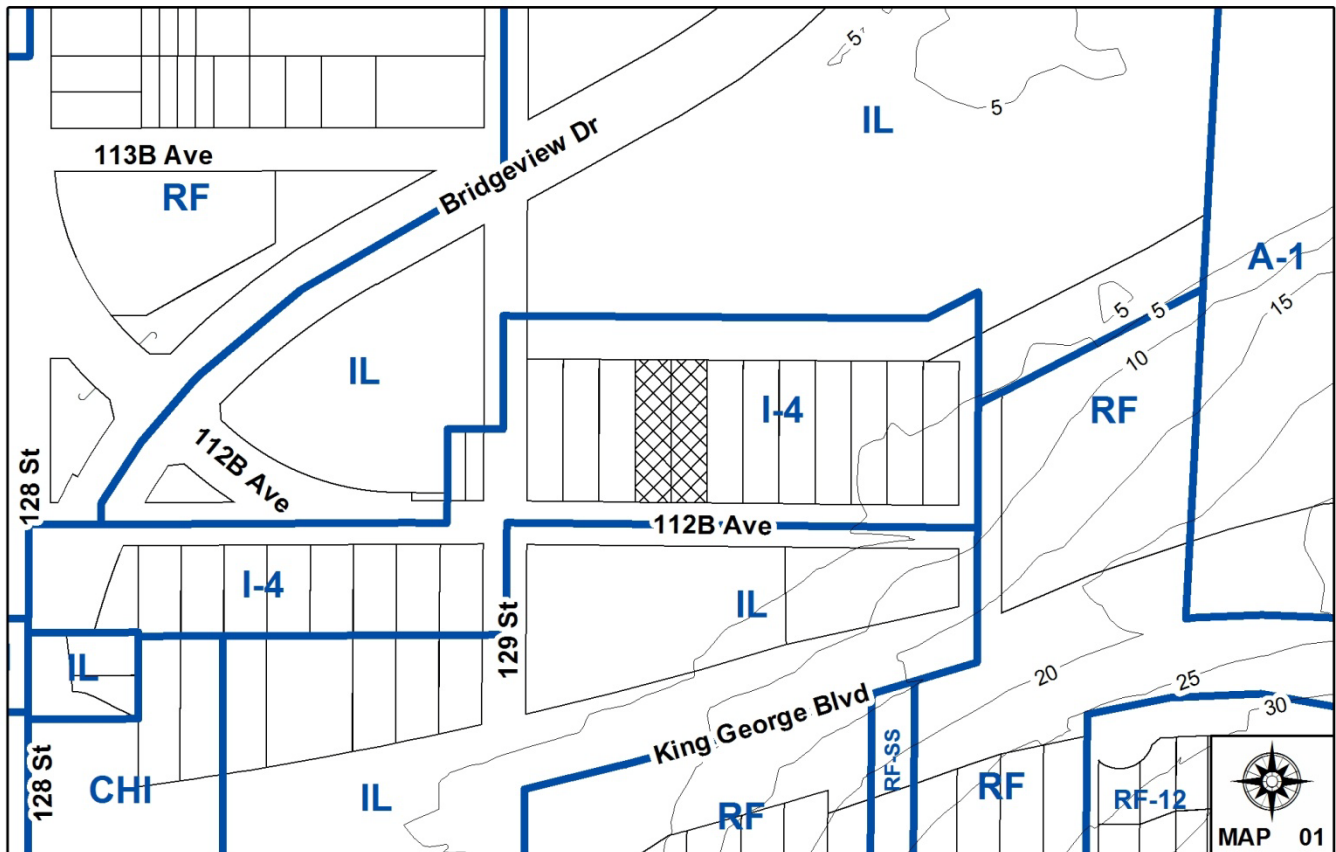
Sukhdev S Bains and Harbans K Bains

ZONING:

I-4 (By-law No. 5942)

OCP DESIGNATION:

Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with Industrial designation in the Official Community Plan (OCP).
- Supports the City's Economic Development and Employment Land Strategies.
- Provides for truck parking opportunities within an industrial area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Special Industrial Zone (I-4)" (By-law No. 5942) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
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; and
 - (b) submission of a subdivision plan for lot consolidation and road widening, to the satisfaction of the Approving Officer.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Trucking company with a temporary trailer

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North	Vacant	Industrial	IL
East:	Non-conforming dwelling and outside storage	Industrial	I-4 (By-law No. 5942)
South (Across 112B Avenue):	99 Truck Parts and Felix Salvage	Industrial	IL
West:	Vacant	Industrial	I-4 (By-law No. 5942)

DEVELOPMENT CONSIDERATIONS

Background

- The subject lands were rezoned to the I-4 Special Industry Zone (By-law No. 5942) in the 1970s as a long term holding zone for future industrial development. The ultimate development of the lands were dependant on the provision of sanitary sewer, water, and drainage services.
- The current owner purchased the lands in 2006 and removed the dilapidated buildings and refuse from the lands. The site was leveled, and some fill was permitted to be placed on the site.
- In 2010, a temporary trailer permit was issued and a pre-manufactured building was placed on the site. A business license has been held pending the completion of a Temporary Use Permit or completion of a rezoning application to allow for the operation of a trucking company.

Current Proposal

- The subject property located at 12931 and 12939 – 112B Avenue in Bridgeview, is 1,834 square metres (0.45 acre) in size and designated Industrial in the Official Community Plan (OCP).
- The applicant has requested rezoning from I-4 Special Industry Zone (By-law No. 5942) to Light Impact Industrial Zone (IL) (By-law No. 12000) to allow for the construction of a building on the site and to operate a trucking business (H & S Trucking).
- Section 6.3 of Surrey's Official Community Plan By-law No. 12900 declares all Industrial zoned properties as Development Permit areas but lists criteria which exempts lands from the Development Permit requirement prior to building permit issuance if:
 - The site does not abut a major road;
 - New buildings are not visible from a major road;
 - New buildings which are visible from a major road are not within 100 metres (330 ft.) of a major road; and
 - New buildings are less than 470 square metres (5,000 sq. ft.) in area provided that the proposed development is compatible in terms of material, colours and form and character of an existing development that is controlled by an approved Development Permit.
- The subject site is approximately 60 metres (230 ft.) from King George Boulevard, however, the site is not visible from this major road due to the existing buildings and businesses which front 112A Avenue and the landscaping long the northern edge of King George Boulevard. In addition, any permanent building will likely be smaller than 460 square metres (5,000 sq.ft.) and therefore, a Development Permit is not required.

- Subsequent to the completion of the rezoning application and the site servicing, a building permit may be issued for the site.
- Surrey Engineering Department recently constructed a low pressure sanitary sewer along 112B Avenue, connecting to the GVS&DD sanitary sewer trunk line. A latecomer charge has been registered against the subject land. A servicing agreement will be required prior to final adoption of the Rezoning By-law to adequately service the site in accordance with the Subdivision and Development By-law.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were sent on June 15, 2011, and a Development Proposal sign was erected on the property. To date, staff have not received any comments or concerns with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- Section B.3 of Part 4 General Provisions of Surrey Zoning By-law No. 12000 requires that prior to a site being used for an industrial or commercial development, a building is required with a minimum floor area of 100 square metres (1,075 sq. ft.) containing washroom facilities. The applicant has been apprised of this requirement and has advised that he also requires an office area to dispatch his trucks.
- The IL Zone requires minimum setbacks of 7.5 metres (25 ft.) from the front, rear and one side yard. The second side yard setback can be reduced to 0.
- The site lies within a floodplain, and requires a minimum building elevation of 4.4 metres (14 ft.) to the underside of the slab.
- The IL Zone also requires a minimum 1.5-metre (6 ft.) landscaping strip along road frontages. This landscaping will be provided in conjunction with the building permit.
- As the site has never been developed, development cost charges will be levied prior to building permit issuance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Engineering Summary

INFORMATION AVAILABLE ON FILE

Site plan prepared by the applicant, illustrating possible truck parking spaces.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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. 1/5/12 9:07 AM

Information for City Clerk

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

1. (a) Agent: Name: Dave Bains
 S & H Transport
 Address: 12931 - 112B Avenue
 Surrey BC V3R 2H3

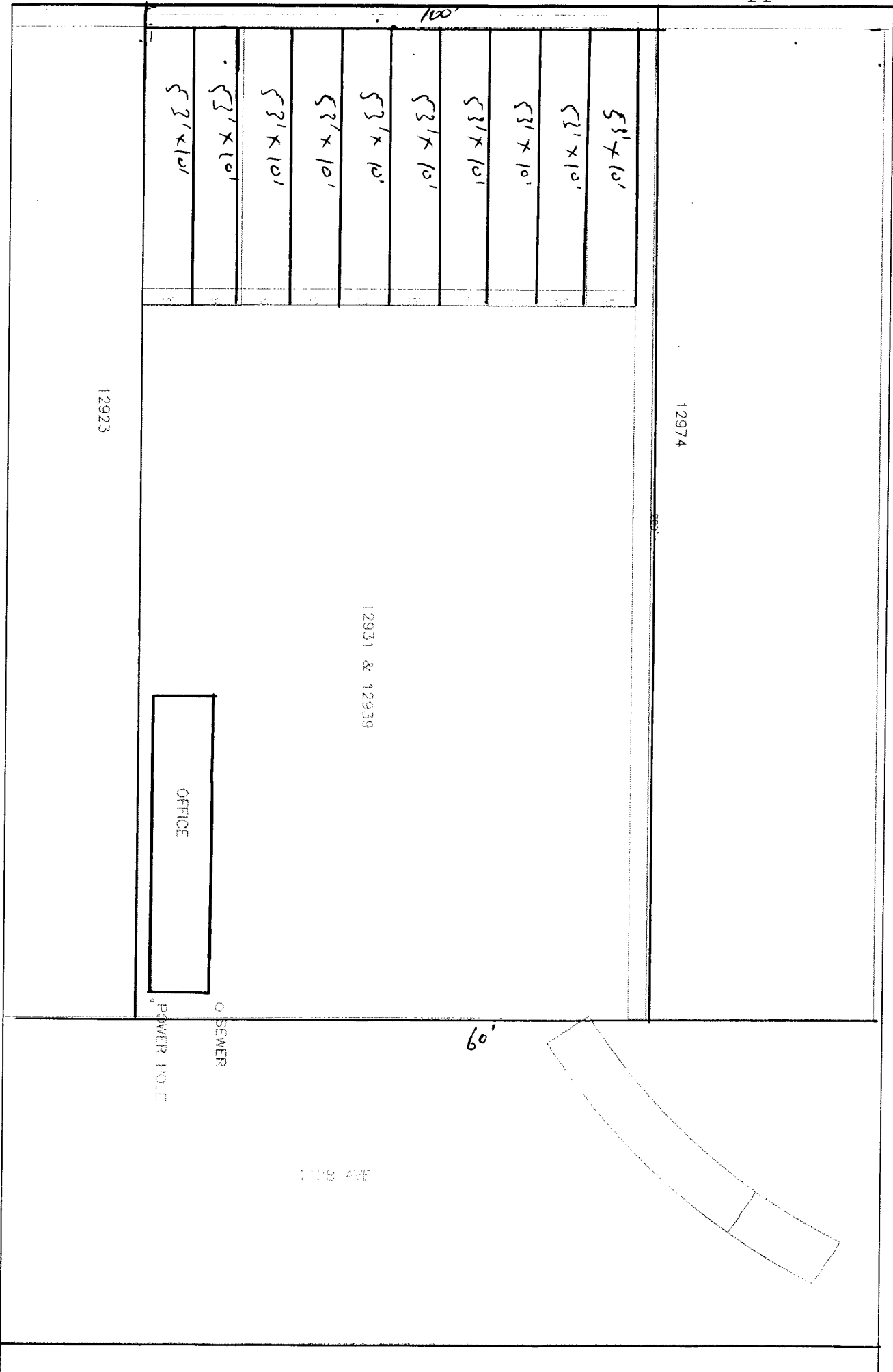
 Tel: (604)581-0153

2. Properties involved in the Application
 - (a) Civic Address: 12931 and 12939- 112B Avenue

 - (b) Civic Address: 12931 - 112B Avenue
 Owners: Harbans K Bains
 Sukhdev S Bains
 PID: 002-040-271
 Lot 4 Section 9 Block 5 North Range 2 West New Westminster District Plan 10392

 - (c) Civic Address: 12939 - 112B Avenue
 Owners: Harbans K Bains
 Sukhdev S Bains
 PID: 009-313-460
 Lot 5 Section 9 Block 5 North Range 2 West New Westminster District Plan 10392

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.



100'

53' x 10'

42' x 10'

33' x 10'

33' x 10'

33' x 10'

33' x 10'

33' x 10'

33' x 10'

33' x 10'

33' x 10'

33' x 10'

12974

12931 & 12939

12923

60'

125th AVE

SEWER
POWER POLE

OFFICE



INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 19, 2011** PROJECT FILE: **7811-0116-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12931 & 12939 112B Avenue**

REZONE***Property and Right-of-Way Requirements***

- dedicate 0.856 metres along 112B Avenue

Works and Services

- pay cash-in-lieu for the construction of the north half of 112B Avenue;
- Pay sanitary latecomers and SDR fees.

A Servicing Agreement is required prior to Rezone.

Bob Ambardar, P.Eng.
Development Project Engineer

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