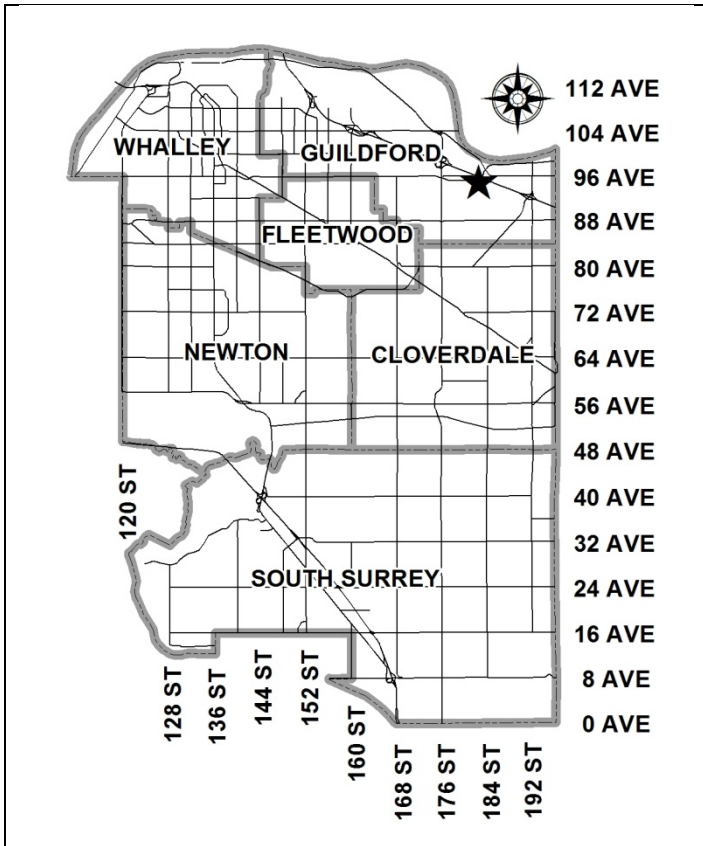


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0354-00

Planning Report Date: April 8, 2013

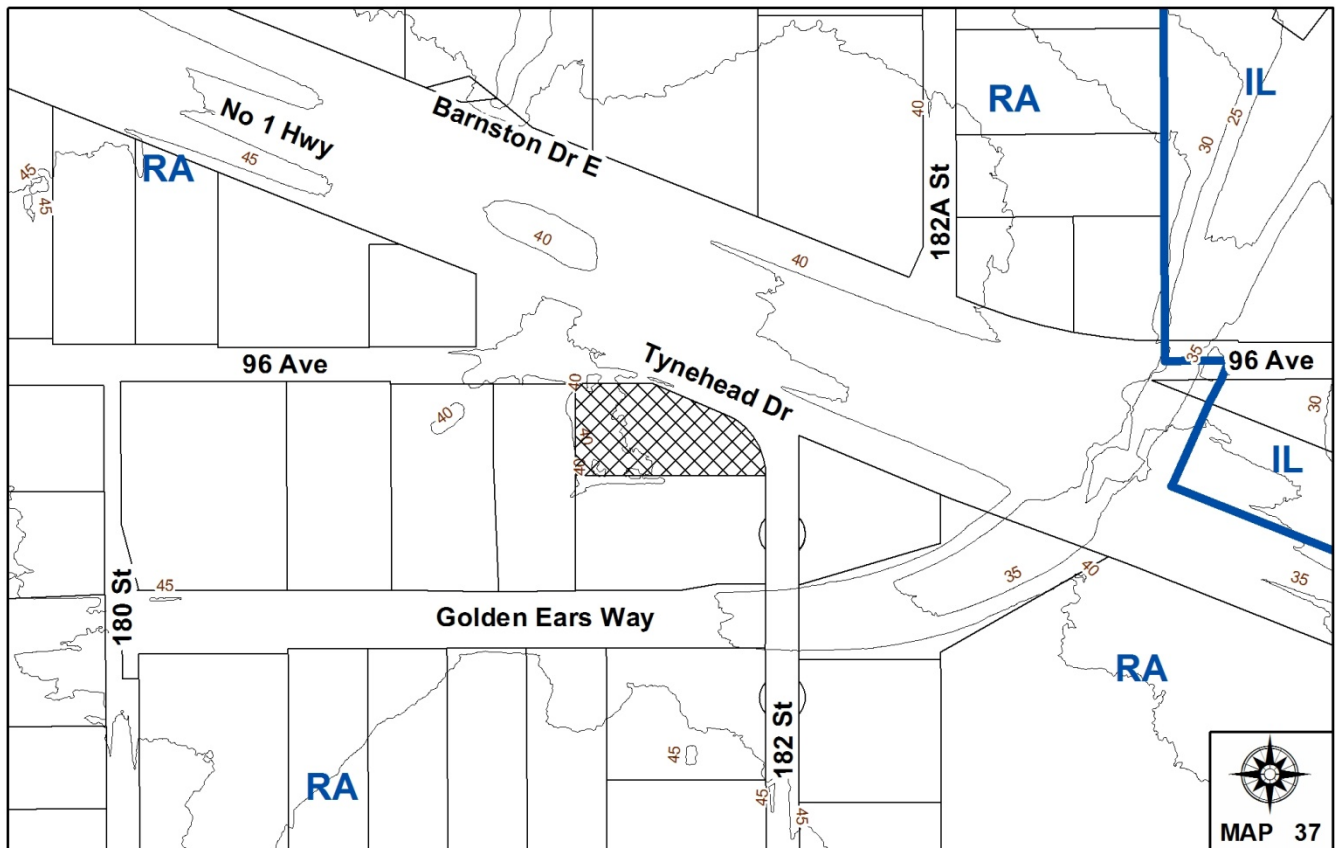


**PROPOSAL:**

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

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

**LOCATION:** 18150 Tynehead Drive  
**OWNER:** o816897 BC Ltd  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** Light Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The area and subject site are designated Light Industrial in the Anniedale/Tynehead Neighbourhood Concept Plan (NCP) and cannot be redeveloped to the ultimate land use and density until utility services are extended to the area.
- The proposed temporary truck parking facility will allow an interim use of the land until it is economically viable for the owners to develop the land.
- The site is in close proximity to major truck routes. It is within two kilometers (one mile) of the CN Intermodal Yard (104 Avenue and 176 Street) and can easily access Highway Nos. 1, 15 and the South Fraser Perimeter Road.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council introduce a By-law to amend the Official Community Plan by declaring the subject site 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. 7912-0354-00 (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, 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 truck parking (Appendix VII);
  - (c) the applicant remove the gate from the Tynehead Drive road allowance; and
  - (d) submission of a restoration plan for the creek that had previously traversed midway through the property, to the satisfaction of the Environmental Review Committee.
5. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after October 7, 2013) for consideration of filing, if the Pre-Servicing Requirements (Appendix VII) 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
Environmental Review Committee (ERC)	Recommendations in the ERC Submission prepared by Envirowest Consultants dated January 7, 2013 have been supported by ERC. However, if Council supports the TUP application, a further review of the restoration plan of a creek that had traversed midway through the property is required.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has no objections to the proposed temporary truck parking lot.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and non-conforming truck parking facility. There are yellow-coded ditches on three sides of the property.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across Tynehead Drive and Highway No. 1):	Vacant acreage lot	Suburban in the OCP	RA
East (Across 182 Street):	Vacant acreage lot	Suburban in the OCP, Light Industrial in Anniedale/Tynehead NCP	RA
South:	Vacant acreage lot	Suburban in the OCP, Light Industrial in Anniedale/Tynehead NCP	RA
West:	Vacant acreage lot	Suburban in the OCP, Industrial in Anniedale/Tynehead NCP	RA

DEVELOPMENT CONSIDERATIONS

## Background:

- The subject lot, at 18150 Tynehead Drive, encompasses an area of 0.53 hectare (1.3 acres). It is designated Suburban under the Official Community Plan (OCP) and is currently zoned One-Acre Residential Zone (RA).
- The subject lot is located in the Anniedale/Tynehead Neighbourhood Concept Plan (NCP) area. The NCP, which was adopted by Council in May 2012, identifies the properties north of the Golden Ears Bridge Connector north to Highway No. 1 and east of 176 Street as a future Light Industrial area.
- However, due to the high cost of extending services to the area, it is not economically viable to develop the subject site to the ultimate light industrial land use and densities envisioned under the Anniedale Tynehead NCP at this time.
- The subject lot has an existing single family dwelling on the east portion of the property and an unauthorized truck parking lot on the west portion of the property.
- In October 2012, the Surrey By-law Enforcement and Licensing Section investigated the site for a possible unauthorized import of soil and fill placement, and for the possible

unauthorized use of the site for truck and vehicle parking.

- The By-law Enforcement investigation revealed that approximately 3,500 square metres (0.87 acre) of the western side of the lot has been graveled and that an unauthorized driveway to this graveled area has been constructed along the Tynehead Drive frontage of the lot. A security camera and floodlights have been mounted on a pole in the middle of the parking lot without electrical permits.
- The graveled section of the subject lot is being used to park trucks and passenger vehicles which are left when the drivers pick up their trucks.

#### Current Proposal:

- As a result of By-law Enforcement action, the applicant has submitted the current application for a Temporary Industrial Use Permit (TUP) to allow for the parking of approximately 23 oversized trucks for a period of time not to exceed three years.
- The majority of the parking spaces on the subject lot are leased by CNTL, which is a division of Canadian National (CN) Railway. CNTL consists of contract owner/operators for the hauling of goods and materials for CN.
- The proposed truck parking would allow for an interim use on the land until it is economically viable for the property owner to develop the property for an ultimate use, which complies with the Light Industrial designation in the NCP.
- The proposed temporary use will allow the owner to generate some revenue from the property and will create truck parking spaces, which are in high demand in the City.
- It is uneconomical to develop the subject property to its ultimate intended use independent of adjoining properties, due to the servicing requirements of the area.
- The site is in close proximity to the Intermodal Yard and the South Fraser Perimeter Road. Similar to the TUP for truck parks that are in proximity to the Surrey Fraser docks, there is a demand to be located near the Intermodal Yard.
- There are no authorized or in-stream applications for truck parking facilities in the Anniedale/Tynehead area.
- The following requirements with respect to the on-site requirements for truck parking are specified as conditions in the proposed Temporary Industrial Use Permit Area, which have been incorporated into the proposed OCP text amendment by-law for the subject site:
  - Require sealed engineering drawings for the site layout to ensure adequate drive aisle widths and stall sizes to accommodate the maneuvering 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 occurs in an efficient manner and to ensure that those who have paid for and are relying on parking on the site do not get locked out by the

- misalignment of other parked vehicles on the site; and
- Require that the site be surfaced with materials that do not cause damage to truck tires (i.e. meet certain gradation specifications).
  - In accordance with Corporate Report No. Ro69 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;
    - Landscaping the site as per the staff approved landscaping plan.
    - Satisfy Engineering requirements with respect to servicing access and construction; and
    - Provide adequate washroom facilities.
  - 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 his 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, a Development Proposal Sign has been erected on the property and pre-notification letters were sent to area residents. To date, staff have not received any comments with respect to the proposal.

### 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.

### DESIGN PROPOSAL AND REVIEW

- The existing unauthorized truck parking area on the western side of the subject lot contains 23 parking spaces for overweight vehicles.
- Access to the truck parking portion of the site is via a recently constructed driveway along Tynehead Drive. This access was constructed without the required permit from the Engineering Department. The entry to the surface truck parking lot is secured by a no-post concrete gate. However, this gate has been constructed within the Tynehead Drive road allowance and will have to be relocated within the property lines.

- Access to the existing house on the east side of the property, is located along the 182 Street frontage of the lot.
- The property has existing vegetation along the Tynehead Drive road frontage which consists of a mixture of deciduous and coniferous trees
- The existing parking lot encroaches into the 30-metre (100 ft.) riparian setback protection area of three-yellow coded ditches located along the south, west and north sides of the property. As a result of the encroachment, the applicant submitted a report, prepared by Envirowest Consultants, to the Environmental Review Committee (ERC) to address the encroachment into the riparian setback. As part of this report, the applicant requested that the riparian setback be relaxed from 30 metres (100 ft.) to 10 metres (33 ft.), and proposed riparian planting to compensate for the encroachment.
- The applicant is proposing to install a fence along the reduced riparian setback line ensure that the riparian area adjacent to the yellow-coded ditches are not encroached upon by the trucks.
- However ERC also identified in the air photo a red-coded ditch/drainage channel that had been located midway in the property within the area which has been filled with gravel to create the subject parking lot.
- The recommendations in the consultant's report to justify the reduced riparian setback to the yellow-coded ditches were accepted by the ERC, with a condition that should Council approve this application to proceed, additional information is to be submitted on the ditch which ran approximately midway through the truck parking graveled area.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Site Plan
Appendix III.	Engineering Summary
Appendix IV	NCP Plan
Appendix V	Temporary Industrial Use Permit No. 7912-0354-00
Appendix VI	OCP Amendment by-law
Appendix VII	Pre-Servicing Requirements

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants January 7, 2013

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/da

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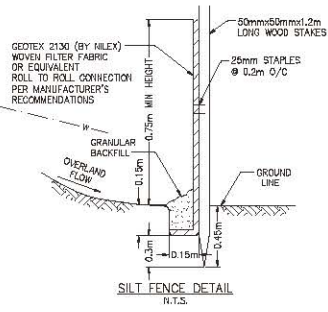
NO 1 HWY

TYNEHEAD DR

96 AVENUE

18132

182 STREET



REMOVE GRAVEL AND REINSTATE AREA. LANDSCAPE AREA AS PER THE REQUIREMENTS OF THE ERC MEETING. PLACE STRAW OVER THE DISTURBED AREA AND GRASS SEED AT MIN. 2kg/m<sup>2</sup>

REMOVE GRAVEL AND REINSTATE AREA. LANDSCAPE AREA AS PER THE REQUIREMENTS OF THE ERC MEETING. PLACE STRAW OVER THE DISTURBED AREA AND GRASS SEED AT MIN. 2kg/m<sup>2</sup>

INSTALL A SILT FENCE ALONG THE SOUTH AND WEST EDGES OF THE PARKING LOT (SEE DETAIL)

NOTES

1. EACH STALL IS TO BE NUMBERED AND THE STALL TO BE MARKED WITH A 2x4 AND STAKES INTO THE GROUND
2. TREES ARE TO BE PROTECTED WITH TREE BARRIERS AS SHOWN IN THE DRAWING
3. EACH STALL IS TO MEASURE A MINIMUM OF 4.0m WIDE BY 10.0m DEEP
4. PARKING LOT IS TO BE SLOPED TO THE WEST AT 2.5% CROSS SLOPE

NOTES

1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS

No	Date	Revision	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



0816897 B.C. LTD. (HARVEY MANN)  
 13975 - 82 AVENUE, SURREY, B.C., V3V 1J3, PH: 604-825-4513

**SITE PLAN**  
 LOCATED AT 18150 - 96 AVENUE, SURREY, B.C.

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: PH/TD	Mun. Dwg. No.	A
Designed: SS	Job No. 12-2981	Of
P.W. P.U.	Date NOV /12	Revision
Approved:	<small>gestroy all rights bearing previous number</small>	

---

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

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

DATE: **April 2, 2013** PROJECT FILE: **7812-0354-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 18150 Tynehead Dr**

**OCP AMENDMENT**

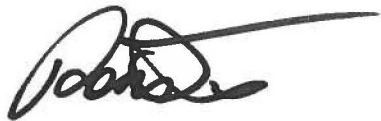
There are no engineering requirements relative to the OCP Amendment.

**TEMPORARY USE PERMIT**

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

- 3.883 metres dedication on Tynehead Road is recommended.
- 0.500 metre wide statutory right-of-way fronting the site is recommended.
- Construct 11.0 metre wide driveway for truck parking area;
- Construct a water quality/sediment control inlet chamber and register corresponding Restrictive Covenant, if applicable; and
- Register Restrictive Covenant for maintenance of septic field.

A Servicing Agreement is required prior to issuance of the TUP.



Rémi Dubé, P.Eng.  
Development Services Manager

HB

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 Kg. [11,023 lbs.] gross vehicle weight.

Parcel Identifier: 001-093-517

Location: Lot 31 Section 32 Township 8 New Westminster District Plan 49653  
18150 – Tynehead Drive

- 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. 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 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 No. \_\_\_\_\_Amendment By-law, 2013, No.\_\_\_\_\_"

PASSED FIRST AND SECOND READING on the, day of 2013.

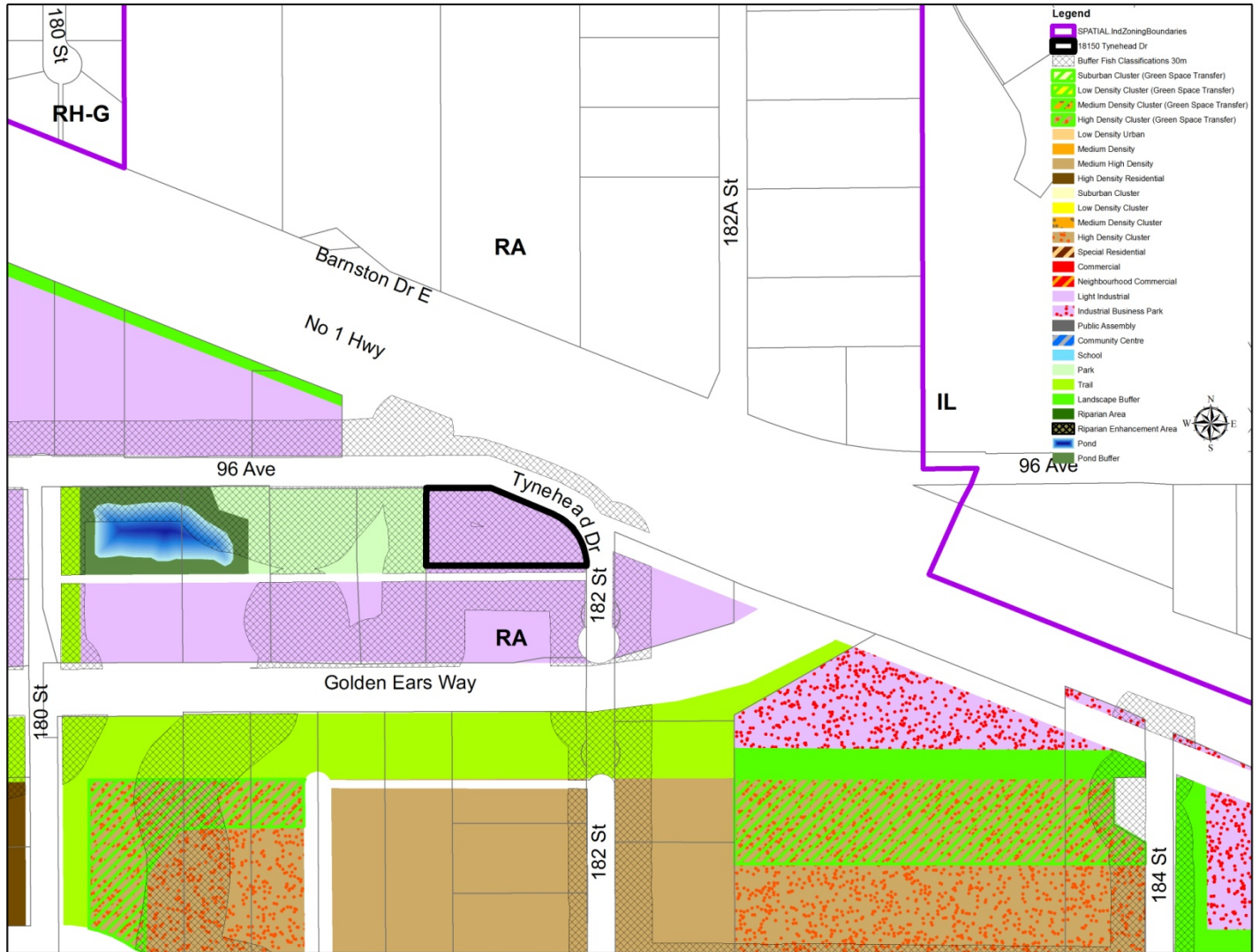
PUBLIC HEARING HELD thereon on the, day of 2013.

PASSED THIRD READING on the day of 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 2013.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



**Anniedale/Tynehead NCP**



## CITY OF SURREY

(the "City")

**TEMPORARY INDUSTRIAL USE PERMIT**

NO.: 7912-0354-00

Issued To: o816897 BC LTD  
("the Owner")

Address of Owner: 200, 8120 - 128 Street  
Surrey, BC V3W 1R1

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: 001-093-517  
Lot 31 Section 32 Township 8 New Westminster District Plan 49653

18150 - Tynehead Drive

(the "Land")

3. The Land has been designated as a Temporary [Commercial / Industrial] Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be: truck parking for 23 over weight vehicles as shown on Schedule A.
5. 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 right-of-ways, 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 dirt from being tracked on the City roadway;

- (d) An area of asphalt or concrete paving shall be provided on the site in the area where the driveway meets the fronting road to prevent tracking of dirt or mud onto the public street, to the satisfaction of the General Manager, Engineering;
  - (e) City staff to perform a site inspection to ensure that all site requirements have been met prior to issuance of a Temporary Use Permit;
  - (f) 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;
  - (g) The following activities are prohibited on the lot: truck washing, vehicle maintenance truck fuel storage or refuelling , storage of waste petroleum fluids, parking door storage of vehicles containing dangerous Goods as defined by the Transport of Dangerous Goods Act;
  - (h) Completion of the recommendations of the Environmental Review Committee submission to the satisfaction of the Manager, Environment and Drainage; and
  - (i) 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.

TO THE CITY OF SURREY:

I, \_\_\_\_\_ (Name of Owner)

being the owner of \_\_\_\_\_  
(Legal Description)

known as \_\_\_\_\_  
(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)



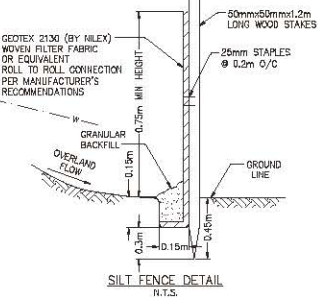
NO 1 HWY

TYNEHEAD DR

96 AVENUE

18132

182 STREET



REMOVE GRAVEL AND REINSTATE AREA. LANDSCAPE AREA AS PER THE REQUIREMENTS OF THE ERC MEETING. PLACE STRAW OVER THE DISTURBED AREA AND GRASS SEED AT MIN. 2kg/m<sup>2</sup>

REMOVE GRAVEL AND REINSTATE AREA. LANDSCAPE AREA AS PER THE REQUIREMENTS OF THE ERC MEETING. PLACE STRAW OVER THE DISTURBED AREA AND GRASS SEED AT MIN. 2kg/m<sup>2</sup>

INSTALL A SILT FENCE ALONG THE SOUTH AND WEST EDGES OF THE PARKING LOT (SEE DETAIL)

**NOTES**

1. EACH STALL IS TO BE NUMBERED AND THE STALL TO BE MARKED WITH A 2x4 AND STAKES INTO THE GROUND
2. TREES ARE TO BE PROTECTED WITH TREE BARRIERS AS SHOWN IN THE DRAWING
3. EACH STALL IS TO MEASURE A MINIMUM OF 4.0m WIDE BY 10.0m DEEP
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**NOTES**

1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS

No	Date	Revision	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



0816897 B.C. LTD. (HARVEY MANN)  
 13975 - 82 AVENUE, SURREY, B.C., V3V 1J3, PH: 804-825-4513

**SITE PLAN**  
 LOCATED AT 18150 - 96 AVENUE, SURREY, B.C.

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: PH/TD	Mun. Dwg. No.	A
Designed: SS	Job No. 12-2981	Of
P.W. P.U.	Date NOV /12	Revision
Approved:		

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

Schedule A

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 Kg. [11,023 lbs.] gross vehicle weight.

Parcel Identifier: 001-093-517

Location: Lot 31 Section 32 Township 8 New Westminster District Plan 49653  
18150 – Tynehead Drive

- 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;

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)

- (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. 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 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 No. \_\_\_\_\_Amendment By-law, 2013, No. \_\_\_\_\_"

PASSED FIRST AND SECOND READING on the, day of 2013.

PUBLIC HEARING HELD thereon on the, day of 2013.

PASSED THIRD READING on the day of 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 2013.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

# **Pre-Servicing Requirements for Temporary Industrial Use Permit**

## **No. 7912-0354-00**

### **(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.

#### **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;
- 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;
- 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 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.