

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

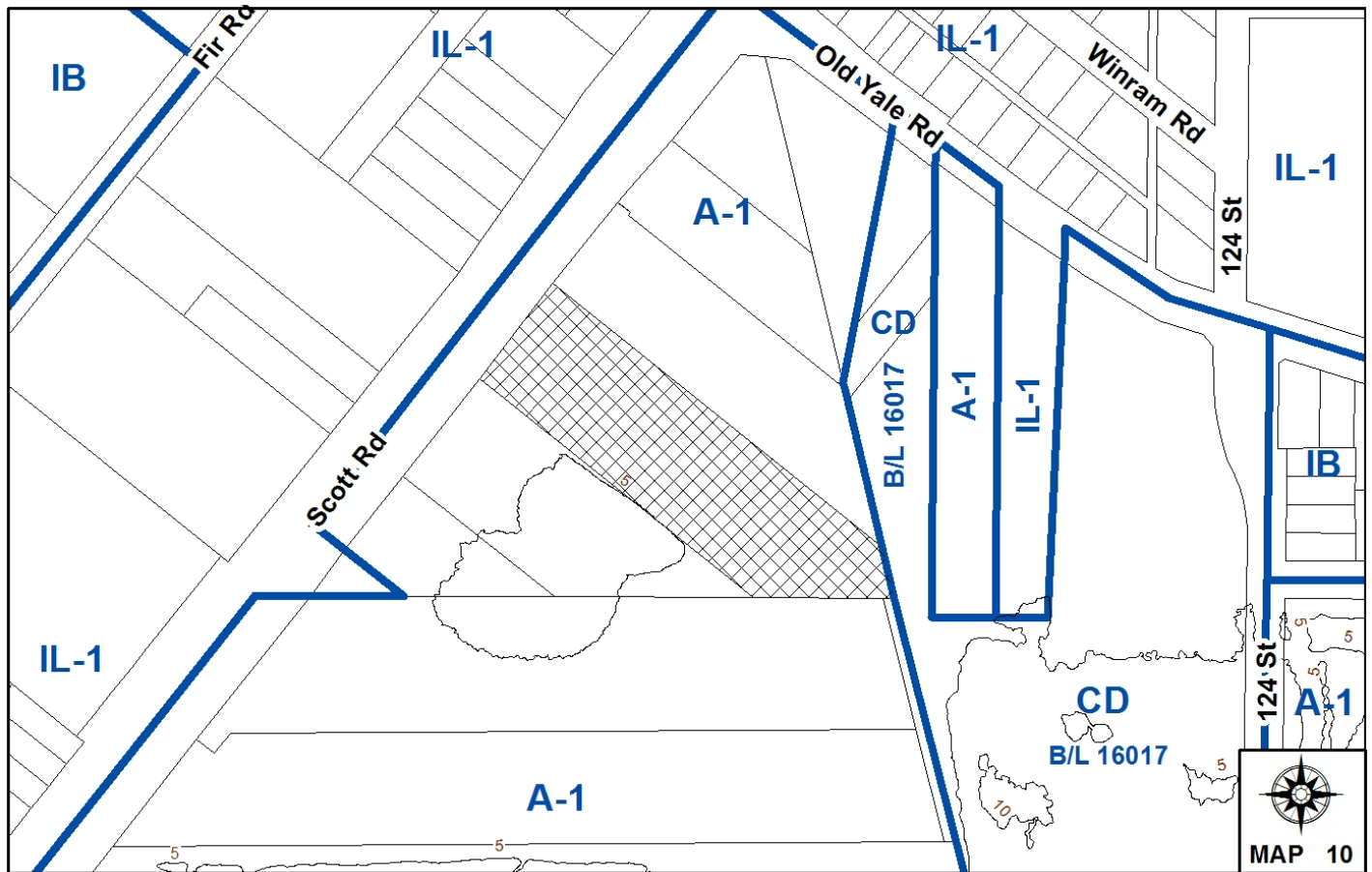
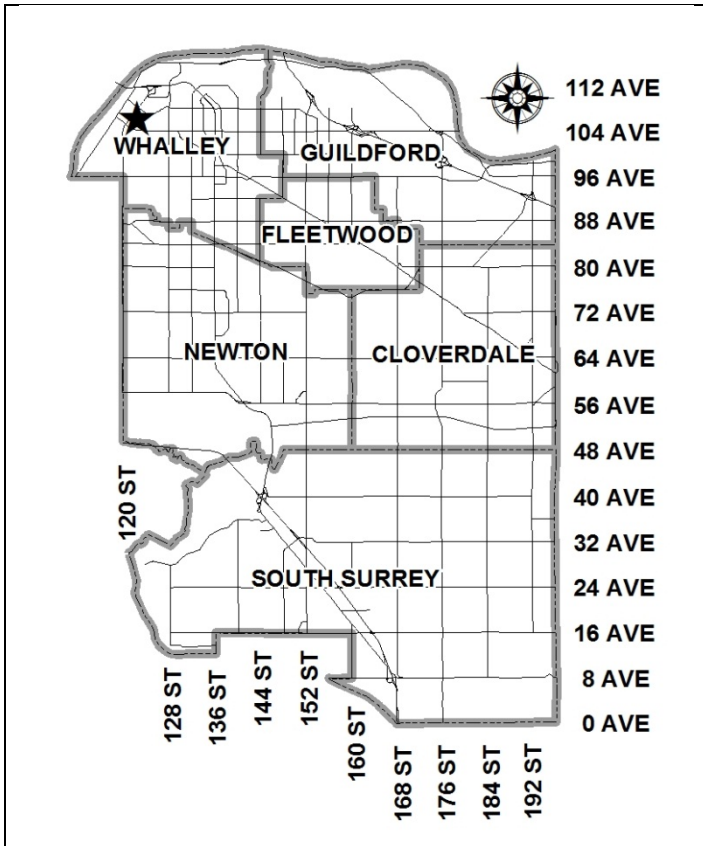
File: 7913-0182-00

Planning Report Date: September 23, 2013

**PROPOSAL:**

- **Temporary Industrial Use Permit**  
 in order to permit a temporary truck parking facility  
 for 40 trucks for an additional 3 years.

**LOCATION:** 10716 - Scott Road  
**OWNER:** J. Kang et al.  
**ZONING:** A-1  
**OCP DESIGNATION:** Industrial  
**NCP DESIGNATION:** Highway Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Contrary to the South Westminster NCP.

RATIONALE OF RECOMMENDATION

- The proposed temporary truck parking facility will allow the interim use of the land until it is economically viable for the owners to develop the land.
- Will assist in the provision of much needed truck parking spaces in the City.
- The area is undeveloped due to lack of adequate services.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Industrial Use Permit No. 7913-0182-00 (Appendix II) to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Truck park.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Non-conforming outside storage	Highway Commercial	A-1
East:	Undeveloped portion of the Khalsa School site	Institutional	CD (By-law No. 16017)
South:	Temporary truck parking facility (TUP No. 7910-074-00 approved for 2 years on April 23, 2012)	Highway Commercial	A-1
West (Across Scott Road):	Auto wreckers	Highway Commercial	IL-1

DEVELOPMENT CONSIDERATIONS

- The owners of the subject site operate a transportation business that employs owner/operator truck drivers who pick-up semi-trailers from the subject site and transport goods throughout the Lower Mainland.
- On July 11, 2011, Council declared the subject site Temporary Industrial Use Permit Area No. 36 and issued TUP No. 7909-0138-00 to permit the parking of trucks and trailers on the subject site for 2 years. Approximately 40 trucks with trailers can be accommodated on the site.
- TUP No. 7909-0138-00 was issued for a two-year period only and, as a result, expired on July 11, 2013.
- The *Local Government Act* was amended in 2012 allowing Temporary Use Permits to be valid for a 3-year term rather than a 2-year term. Legal Services Division have confirmed that renewing TUP's can be considered for the longer term as specified in the *Act*.

- The owners of the site have submitted a new TUP application to permit the temporary truck and trailer parking on the subject site for an additional 3 years.
- Allowing the temporary truck parking facility to operate for an additional 3 years would provide the opportunity for the owners to continue operating the business while searching for an appropriately zoned site on which to relocate the business.
- The proposed extension of the TUP for truck parking also allows for an interim use on the land until such time as it is economically viable for the property to develop for an ultimate use which complies with the Highway Commercial designation as outlined in the South Westminster Neighbourhood Concept Plan.
- As only one extension can be granted to a Temporary Use Permit under Provincial legislation, at the end of the 3-year extension of the TUP, the owners will be required to relocate the business to a suitably zoned site.
- The owners previously completed all development requirements that were outlined in the “Pre-Servicing Approval” associated with the initial TUP application (No. 7909-0138-00) in 2011. There are no additional conditions of approval with respect to the current TUP application.

#### PRE-NOTIFICATION

The applicant has installed a Development Proposal Sign on the property. To date, staff have not received any comments concerning this proposal.

#### AUTHORIZED AND IN-STREAM TRUCK PARKING FACILITIES IN THE VICINITY

- There are 5 authorized truck parking facilities in the South Westminster area (Appendix III).
- There are 3 in-stream TUP applications in the South Westminster area for temporary truck parking facilities, including the subject application.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Temporary Industrial Use Permit No. 7913-0182-00
Appendix III	Location of Truck Parking Facilities

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/da

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DRV 9/19/13 9:47 AM

Information for City Clerk

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

1. (a) Agent:      Name:                      Jatinder Kang  
  
   Address:                      6125 - 132A Street  
   Surrey, BC V3X 3J6  
  
   Tel:                              (604) 218-1201 - Work  
   (604) 218-1201 - Fax
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      10716 - Scott Road
  
  - (b)      Civic Address:                      10716 - Scott Road  
   Owner:                              Jatinder S. Kang  
   Ishvinder S. Kang  
   Amarjit S. Kang  
   Kamaljit K. Singh  
  
   PID:                                      002-395-614  
   Lot 2, Except: Part on Statutory Right of Way Plan LMP20327 Section 19 Block 5 North  
   Range 2 West New Westminster District Plan 3987
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Temporary Industrial Use Permit No. 7913-0182-00  
   and bring the Temporary Industrial Use Permit forward for issuance and execution by the  
   Mayor and City Clerk.

CITY OF SURREY

(the "City")

TEMPORARY INDUSTRIAL USE PERMIT

No.: 7913-0182-00

Issued To: JATINDER SINGH KANG

Address 6125 - 132A Street  
Surrey, BC V3X 3J6

Issued To: ISHVINDER SINGH KANG

Address: 10137 - 143A Street  
Surrey, BC V3T 5A7

Issued To: KAMALJIT KAUR SINGH

Address: 6845 - Kilburn Place  
Surrey, BC V3W 6H5

Issued To: AMARJIT SINGH KANG

Address: 12705 - 67A Avenue  
Surrey, BC V3W 1L9

(collectively referred to as the "Owner")

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: 002-395-614

Lot 2, Except: Part on Statutory Right of Way Plan LMP20327 Section 19 Block 5 North Range 2 West New Westminster District Plan 3987

10716 - Scott Road

(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 for the temporary parking of overweight trucks and trailers, and for the operation of a trucking business as shown on Schedule A which is attached hereto and forming part of this temporary use permit.
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) 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;
  - (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 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
  - (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

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

OR

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Name: (Please Print)



TO THE CITY OF SURREY:

We, JATINDER SINGH KANG, ISHVINDER SINGH KANG, KAMALJIT KAUR SINGH AND AMARJIT SINGH KANG (Name of Owner)

being the owner of Lot 2, Except: Part on Statutory Right of Way Plan LMP20327 Section 19 Block 5 North Range 2 West New Westminster District Plan 3987 (Legal Description)

known as 10716 - Scott Road (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.

[Signature] (Owner)

[Signature] (Witness)

[Signature] (Owner)

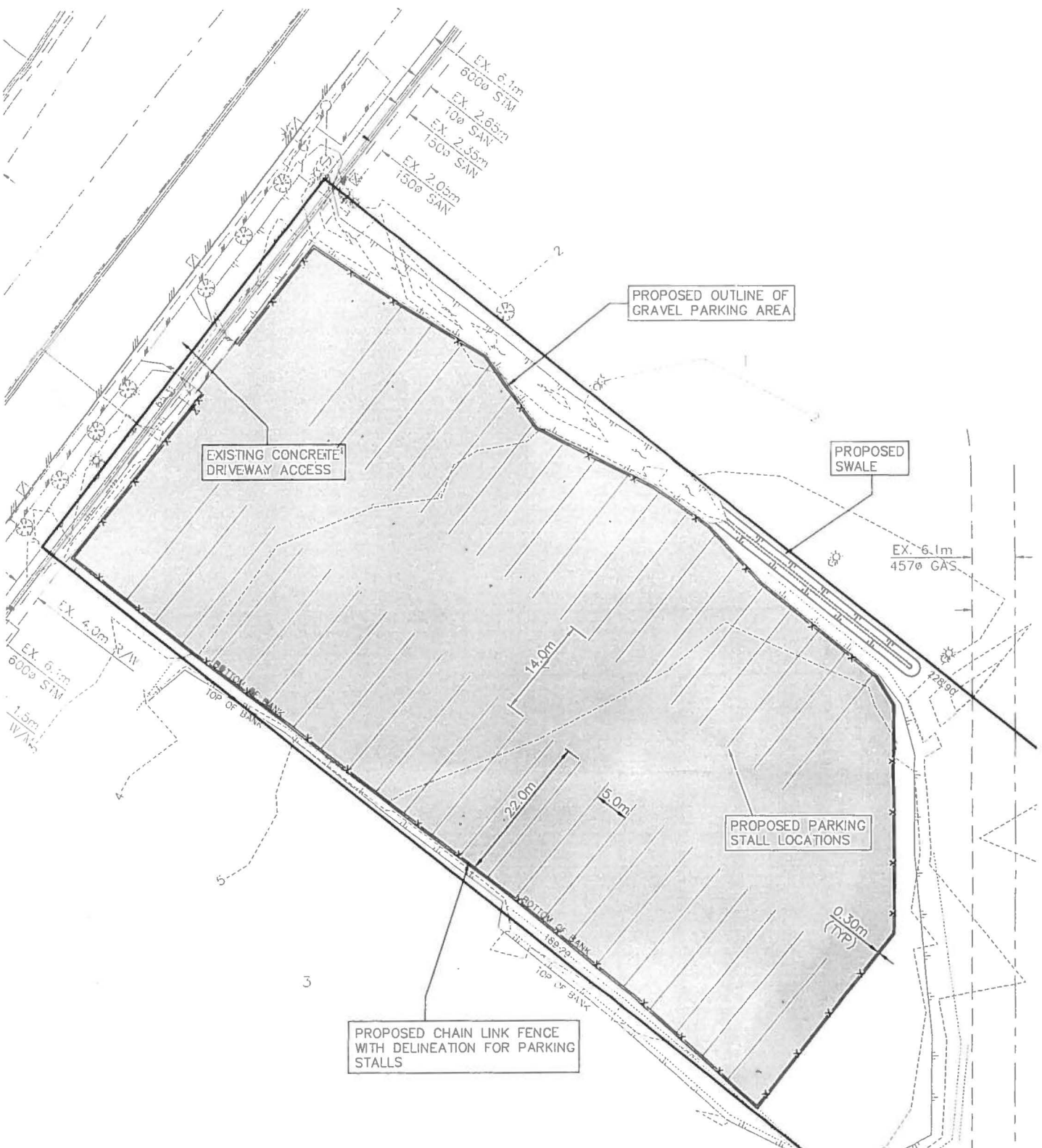
[Signature] (Witness)

[Signature] (Owner)

[Signature] (Witness)

Kamaljit Kaur (Owner)

[Signature] (Witness)



PROPOSED OUTLINE OF GRAVEL PARKING AREA

EXISTING CONCRETE DRIVEWAY ACCESS

PROPOSED SWALE

PROPOSED PARKING STALL LOCATIONS

PROPOSED CHAIN LINK FENCE WITH DELINEATION FOR PARKING STALLS

# Licensed Temporary & Proposed Truck Parking Facilities

## LEGEND

1. 7907-0069-00  
10128 Grace Road  
TUP for truck parking  
expires February 2014
2. 7909-0045-00  
10198 Grace Road  
TUP for truck parking  
expires September 2013
3. 7909-0127-00  
12052 - 102 Avenue  
Proposed TUP for truck parking  
with OCP Amendment at 3rd reading
4. 7908-0018-00  
12175 - 104 Avenue  
TUP for truck parking  
expires October 2014
5. 7907-0378-00  
12403 Old Yale Road  
Proposed TUP for truck parking  
at 3rd reading not in Amanda
6. 7909-0315-00  
10610 Span Road  
Proposed TUP for truck parking  
with the OCP amendment at 3rd reading
7. 10607 Span Road  
Licensed truck parking facility
8. 10692 Scott Road Road  
TUP for truck parking  
expires April 2014

