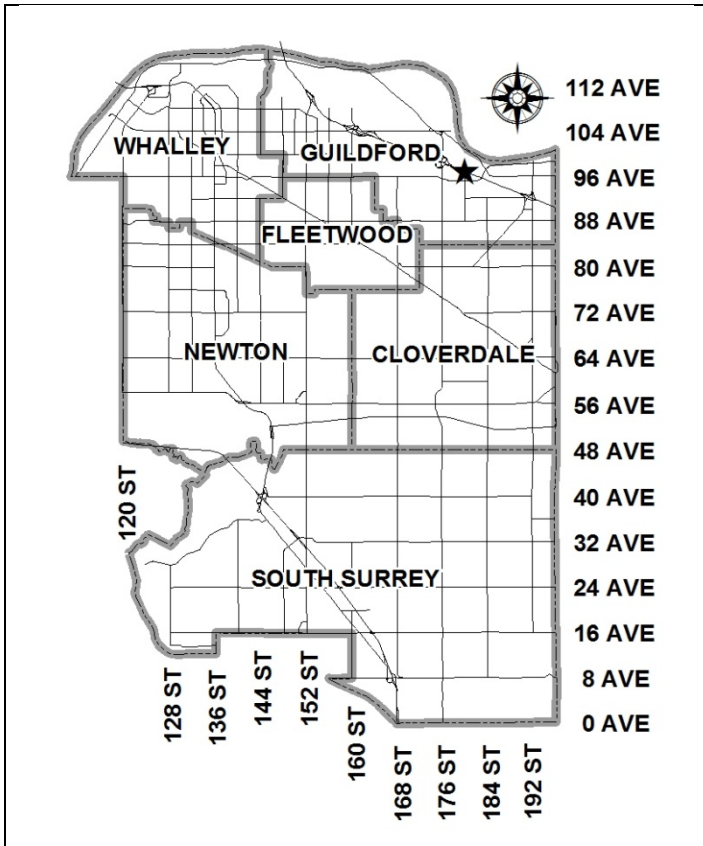


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0283-00

Planning Report Date: July 21, 2014

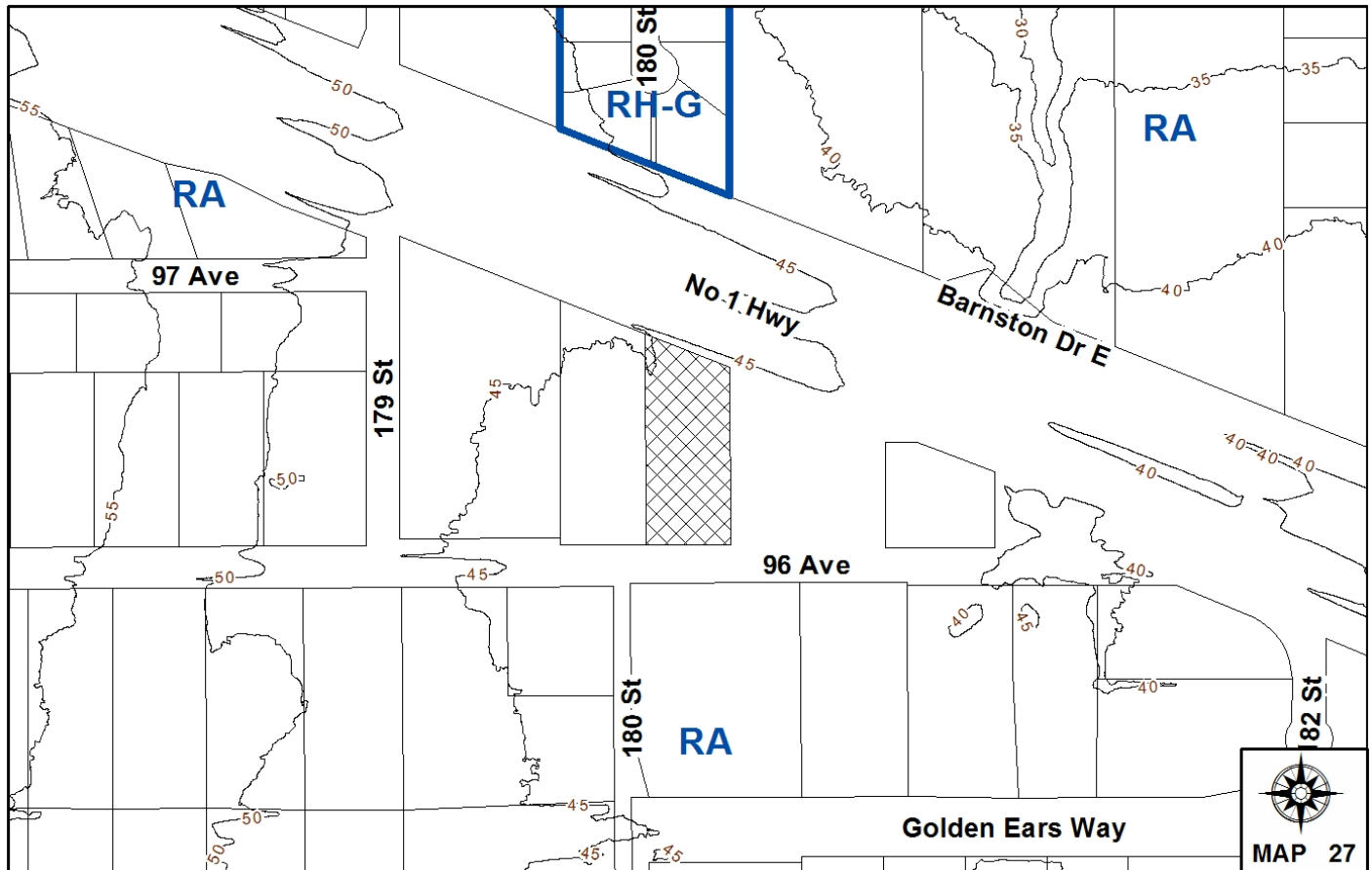


PROPOSAL:

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

in order to declare the site a Temporary Industrial Use Permit Area and to permit a temporary truck parking facility for a maximum of 3 years.

LOCATION: 18013 - 96 Avenue
OWNER: P & L So Enterprises 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.
- Approval for 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 industrial use is consistent with the NCP.
- The site is in close proximity to major truck routes (Highway No. 1 and Golden Ears Way), which provide good access throughout the Lower Mainland.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP 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. 7913-0283-00 (Appendix VI) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) permission from DFO for the installation of a culvert for driveway access to 96 Avenue;
 - (c) completion of Pre-Servicing Requirements identified for the proposed truck parking (Appendix VII);
 - (d) installation of a chain link fence to delineate the 2-metre (7 ft.) wide yellow-coded watercourse setback area along the eastern and western property lines and a 5-metre (16 ft.) wide red-coded watercourse setback area along the southern property line;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.
5. Council direct staff to bring forward this application approximately 6 months from the date of approval to proceed (i.e. last Council meeting of January 2015) for consideration of filing, if the above noted issues 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.
- Ministry of Transportation & Infrastructure (MOTI):** MOTI has concerns about headlight glare from on-site truck movements and distractions to Highway No. 1 users. The applicant is maintaining the trees within a 10-metre (33 ft.) buffer along Highway No. 1 and will further augment this buffer area. Applicant is also proposing a row of screening hedges.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot with a red-coded watercourse along the south side of the property and two yellow-coded creeks along the east and west lot lines.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Highway No. 1):	Single family dwellings and wooded vacant lot.	Suburban in OCP	RH-G and RA
East:	Road created by MOTI.	Light Industrial in NCP	RA
South:	Vacant lot.	Pond in NCP	RA
West:	Single family dwelling on acreage.	Light Industrial in NCP	RA

DEVELOPMENT CONSIDERATIONSBackground:

- The subject site is located at 18013 – 96 Avenue and has a site area of 0.578 hectare (1.43 acres). The property is zoned "One-Acre Residential Zone (RA)" and is designated as Light Industrial within the Anniedale–Tynehead Neighbourhood Concept Plan (NCP).
- The Anniedale-Tynehead NCP, which was adopted by Council in May 2012, identifies the properties north of the Golden Ears Way to Highway No. 1 and east of 176 Street as a future Light Industrial area. Several Temporary Industrial Use Permit (TUP) applications have recently been submitted for lots in this area (see Appendix VIII) and more are anticipated in the future.
- 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 site is currently vacant with a mix of trees, scrub and bush.

Current Proposal:

- The applicant, Sandhera Transport Ltd. is a small, family-operated logistics/trucking company. The proposed location is ideally located for truck parking as it is close to Highway No. 1, Golden Ears Way and Highway No. 15 (176 Street), which provide easy access throughout the Lower Mainland and to the United States of America (USA) border.
- The applicant proposes a Temporary Industrial Use Permit to allow for the storage of 18 trucks and trailers. The vacant site currently has no driveway, so the applicant proposes to construct a new driveway access to 96 Avenue in the centre of the site.
- The proposed layout accommodates 18 trucks consisting of a maximum of 10 trucks along the north portion of the property and a maximum of 8 trucks along the south portion of the property. The central portion of the property will be used for maneuvering.
- The business requires Customs-Trade Partnership Against Terrorism (C-TPAT) certification which makes crossing the USA border easier for truckers. A condition of the C-TPAT standards is that the trucks are parked in a single carrier, securely gated facility with security lighting.
- The applicant advises the trucks will typically leave the site in the morning and return in the evening and the site will be in operation seven days a week. There will be no activity on the site between midnight and 6:00 in the morning.
- The applicant proposes a 10-metre (33 ft.) wide landscape buffer along the northern portion of the site to block onsite headlight movements and to screen the site from Highway No. 1. This will include augmenting the existing trees with plantings and a row of cedar hedges. The applicant also proposes a hedge row along 96 Avenue to screen the proposed development and screening hedges along the west property line to screen the proposed truck park from the neighbouring residential property to the west. To delineate the watercourses and to secure the site, a fence will be installed 2 metres (7 ft.) from the top of bank around the perimeter of the site.
- No truck repairs or truck washing is being proposed. Truck repairs and washing will be prohibited in both the OCP Amendment By-law and the TUP.
- It is recommended that the applicant be required to fulfill all pre-servicing requirements (Appendix VII) within six months to complete the application. Staff will bring forward the application for consideration of filing, if the outstanding items have not been adequately fulfilled by the applicant by late January 2015 and By-law Enforcement will be apprised accordingly.

TUP's Within the Anniedale-Tynehead NCP:

- The Anniedale-Tynehead NCP, which was adopted by Council in April 2012, identifies the properties north of the Golden Ears Way 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.
- As a result, a number of TUP applications (Appendix VIII) have been submitted in the area to allow for interim uses until the area can be serviced and redeveloped to the ultimate land use. It is anticipated that more TUP applications will be submitted in the future.
- Across 96 Avenue to the south are two TUP applications for crane storage, which are both at Third Reading and nearing completion.
- As part of the evaluation of TUP applications in this area, staff have reviewed access routes and the suitability for heavy vehicles. If roads are not capable of handling the truck traffic, applicants will be required to upgrade roads or provide alternate access. As 180 Street and 96 Avenue are in good condition, and able to handle heavy vehicles, the current application does not require any road improvements.
- Impact on the existing residents is also an important consideration. Due to its proximity to Golden Ears Way, the proposed temporary truck parking facility will have minimal impact on the existing residents in the area and is, therefore, supported.

PRE-NOTIFICATION

Pre-notification letters were sent on August 19, 2013 and a development proposal sign was installed on August 22, 2013. Staff received one phone call and one email and met with a group of area residents.

- A resident submitted an email with concerns about the TUPs changing the neighbourhood to a storage and rental area. They would prefer to see larger developments on consolidated properties which would bring the necessary services and infrastructure to the area.

(Staff advised that due to the continued demand for truck parking in Surrey, there is a need for TUPs until the truck parking market stabilizes. The subject site is designated for industry but due to the high cost of servicing, truck parking TUPs are supportable in the area, if the truck route is away from the residential area.)

- A resident phoned with inquiries about applying for a TUP on their property for truck parking.

(Staff will evaluate each site on its individual merits however impact on existing residents will be a consideration)

- Area residents in the Anniedale-Tynehead area met with staff and expressed concerns with lack of notification for some of the TUP developments in the area of the subject application.

(All TUP applicants are required to install Development Proposal signs, which provide the public with details of the proposal and contact information for both the applicant and Planning and Development Department staff should additional information be sought.)

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, including the Ministry of Transportation and Infrastructure.

WATERCOURSE AND RIPARIAN AREAS

- There are two unnamed yellow-coded watercourses located along the east and west property lines and a red-coded watercourse along the south side of the subject site. These watercourses ultimately connect with the headwaters of Leoran Brook.
- Rolf Sickmuller, Registered Professional Biologist, of Envirowest Consultants has submitted a Riparian Area Regulation (RAR) assessment on behalf of the applicant to confirm an appropriate building setback from the watercourses. The assessment indicates that a minimum 2-metre (7-ft.) setback could be supported from the highwater mark for the eastern and western yellow coded watercourses and a 5-metre (16 ft.) setback from the southern red-coded watercourse (Appendix IX).
- The findings of the RAR assessment have been peer reviewed by Enkon Environmental Ltd. and found to be acceptable.
- A fence is required to delineate the development from the watercourses protection areas.
- The applicant requires permission from the Department of Fisheries and Oceans (DFO) to allow for construction of a culvert and driveway through the red-coded watercourse along 96 Avenue. This issue will be addressed prior to final approval of the TUP.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	9	8	1
Cottonwood	7	5	2
Coniferous Trees			
Douglas Fir	2	0	2
Total (excluding Alder and Cottonwood Trees)	2	0	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		24	

Total Retained and Replacement Trees	29
Contribution to the Green City Fund	n/a

- The Arborist Assessment states that there are a total of 2 protected trees on the site, excluding Alder and Cottonwood trees. 16 existing trees, approximately 90% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 5 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 13 replacement trees on the site.
- The new trees on the site will consist of 24 hawthorns and over 700 shrubs including hooker's willows, red-osler dogwood and cedar hedges.
- In summary, a total of 29 trees are proposed to be retained or replaced on the site.

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 Landscaping/Buffer Plan
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Text Amendment By-law
Appendix VI.	Temporary Industrial Use Permit No. 7913-0283-00
Appendix VII.	Pre-Servicing Requirements
Appendix VIII.	Map of TUP Applications in Surrounding Area
Appendix IX.	Creek Setbacks

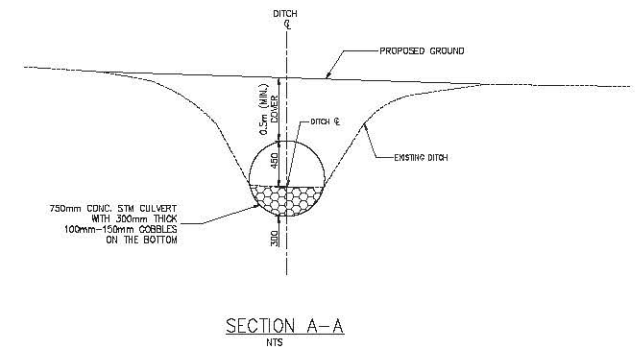
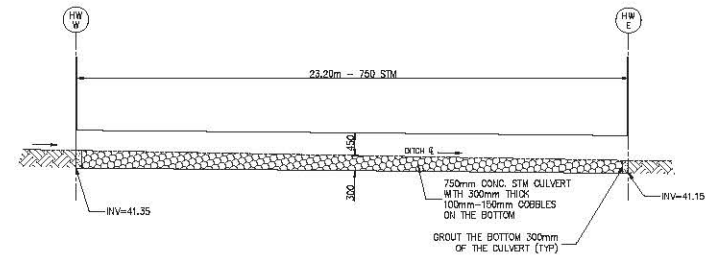
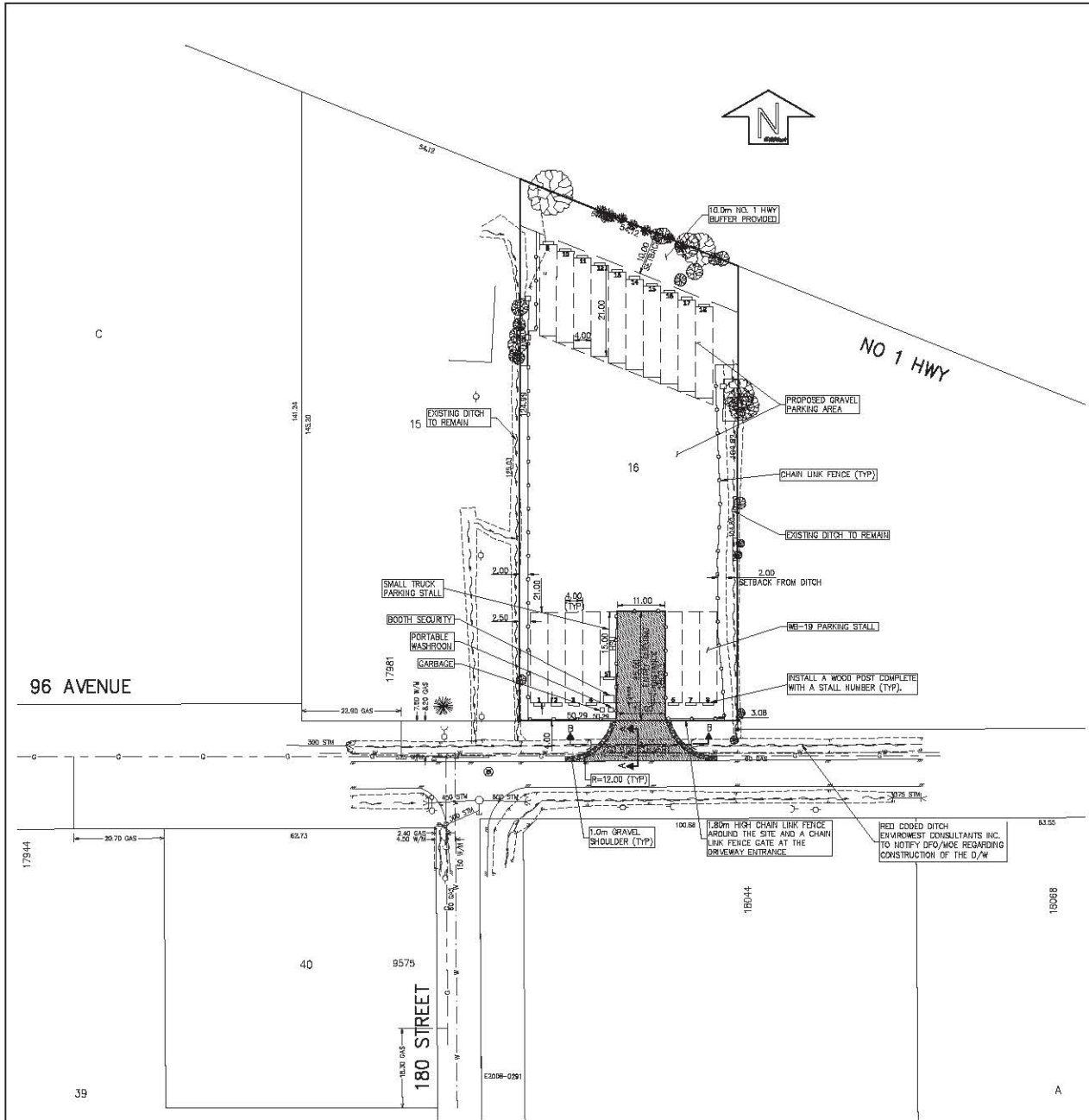
original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MGR. NO. 5074
 LOCATED AT THE INTERSECTION OF 96A AVENUE AND 180 STREET
 ELEV. 42.739
 LEGAL DESCRIPTION OF PROPERTY
 LOT 16, DISTRICT LOT 121, PL. 31601, NMO, EXCEPT PLAN HWY P.



- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. ELECTRIC POWER REQUIRED TO THE OFFICE TRAILER AND LIGHTING ON THE PARKING LOT.

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



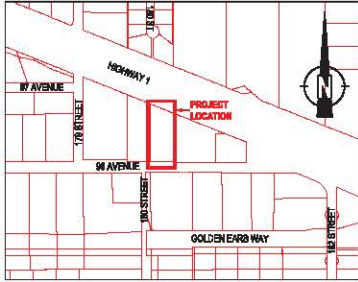
C. SANGHERA TRANSPORT LTD.
 14879 - 67A AVENUE, SURREY, BC V3S 0P3, PH: 604-719-8417, EMAIL: csitt@tmail.com

TRUCK PARKING PLAN (TUP)
 SITE AT 18013 - 96 AVENUE, SURREY, BC

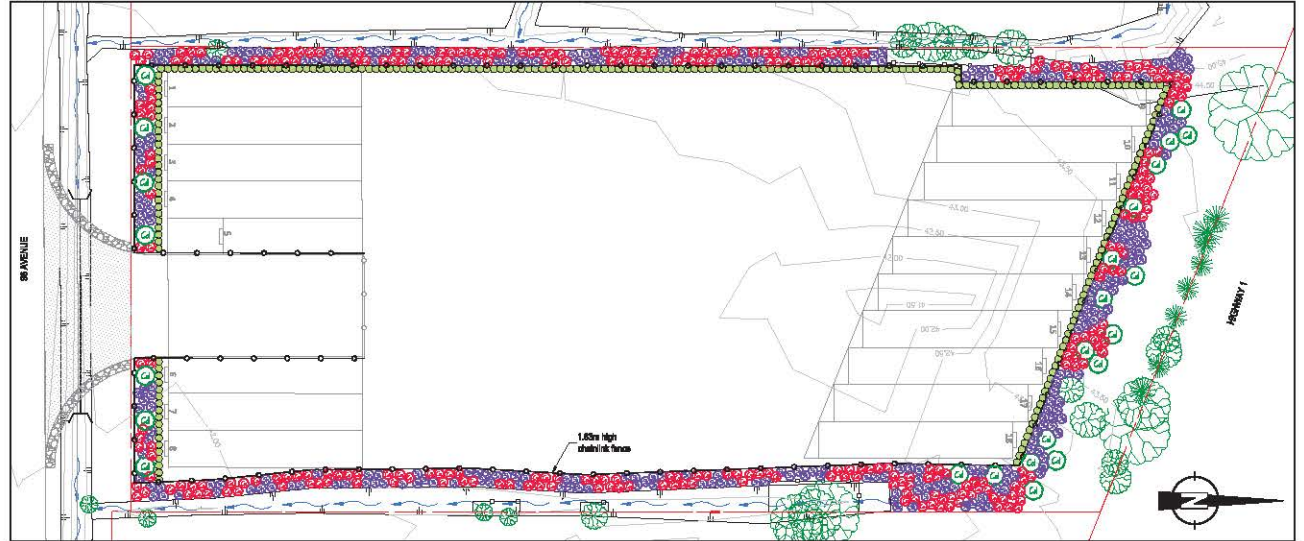
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Design: DC	Job No. 13-3075	Dr.
P.W. P.U.	Date NOV/2013	Revision
Approved:		delete all prints bearing previous number

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LOCATION
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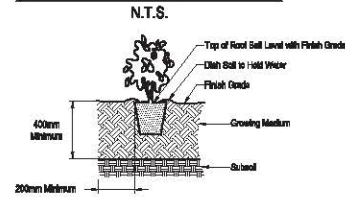
PLAN
SCALE 1:250



PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	black locusthorn	<i>Ornithoglossum</i>	24	no. 5 pot 2.0m min. densely branched, well established
	Hodgkin's willow	<i>Salix hodgekiniana</i>	275	no. 2 pot, densely branched, well established
	red-osier dogwood	<i>Cornus stolonifera</i>	285	no. 2 pot, densely branched, well established
	hedge cedar	<i>Thuja plicata</i> spring grove	200	1.8m BAR, 0.70m c.c. spacing

TYPICAL CONTAINER SHRUB AND No. 2 POT TREE PLANTING DETAIL



GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the British Columbia Landscape Standard (seventh edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- All works are to be conducted in accordance with the section control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by BC Ministry of Environment and Fisheries and Canada Canada.
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any noxious weeds, roots, noxious grass, seeds, toxic substances, stems over 50 mm diameter, foreign objects, and possesses an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All debris and/or excess material from landscape operations are to be collected and disposed off-site in accordance with all regulatory requirements.
- Disturbed areas to be seeded with red fescue (*Festuca rubra*).
- The contractor is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blockages. Species ownership is to equal one-hundred (100) percent from (3) years from planting. Replacement of dead stock may be required to fulfil this specification. Replacement stock is also subject to one-hundred (100) percent ownership by three (3) years from planting.

REFERENCE DRAWING

Job No. 13-3075, Drawing No.D. "Truck Parking Plan (TUP) Site at 18013-96 Avenue, Surrey, BC", November 2013. Citwest Consulting Ltd.

C SANGHERA TRANSPORT

18013 96 AVENUE
Surrey, BC



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6W2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

**LANDSCAPE PLAN
LANDSCAPE DETAILS AND SPECIFICATIONS**

DESIGN RWS	DRAWN CEV	CHECKED	REVISION 02	REVISION DATE July 11, 2014
SCALE As Shown	DATE July 09, 2014	DRAWING NUMBER: 1893-01-02		

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

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

DATE: **July 16, 2014** PROJECT FILE: **7813-0283-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18013 96 Avenue**

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:

- provide paved driveway access to 96 Avenue; and
- provide onsite stormwater management measures to mitigate potential impacts to adjacent class A watercourse.

A Servicing Agreement is **not** required prior to issuance of Temporary Use Permit.



Rémi Dubé, P.Eng.
Development Services Manager

sk

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 13-0283-00

Address: 18013 - 96 Avenue, Surrey, BC

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	18
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	13
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = <u>5</u> - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = <u>0</u> 	5
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: April 29, 2014



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



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 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

C/O CWWest Consulting Ltd

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

18013 96 AVE.,
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB 1914	SL	NEW SITE PLAN
2	APR 0314	SL	NEW SITE PLAN
3	APR 2814	SL	NEW SITE PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

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SCALE

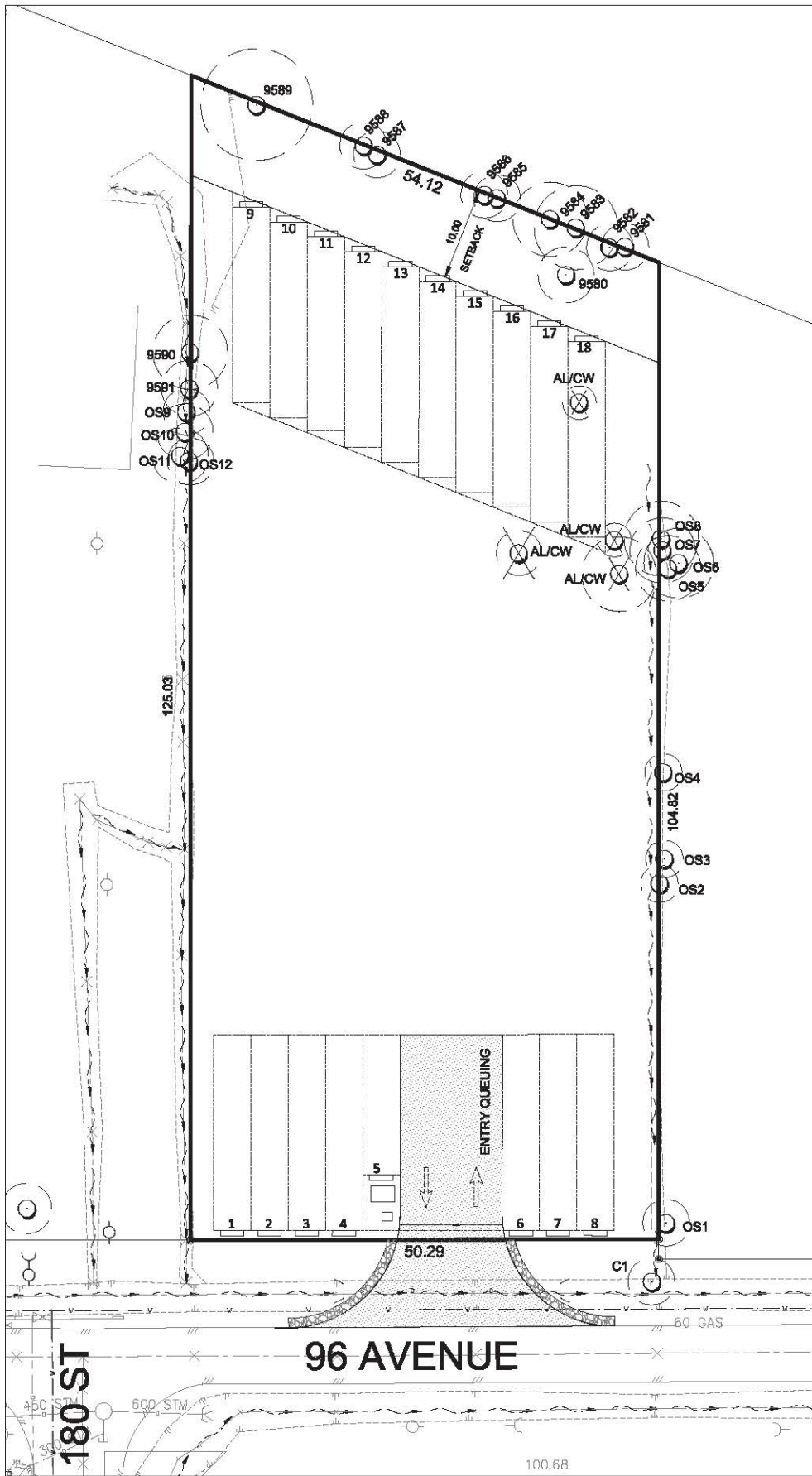
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DATE

FEBRUARY 3, 2014

T-1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED

- MINIMUM NO DISTURBANCE ZONE (8X DIAMETER AS PER CITY OF SURREY POLICY)



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

C/O CKWest Consulting Ltd.

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

18013 96 AVE.,
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB 1914	SL	NEW SITE PLAN
2	APR 0214	SL	NEW SITE PLAN
3	APR 2814	SL	NEW SITE PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
 NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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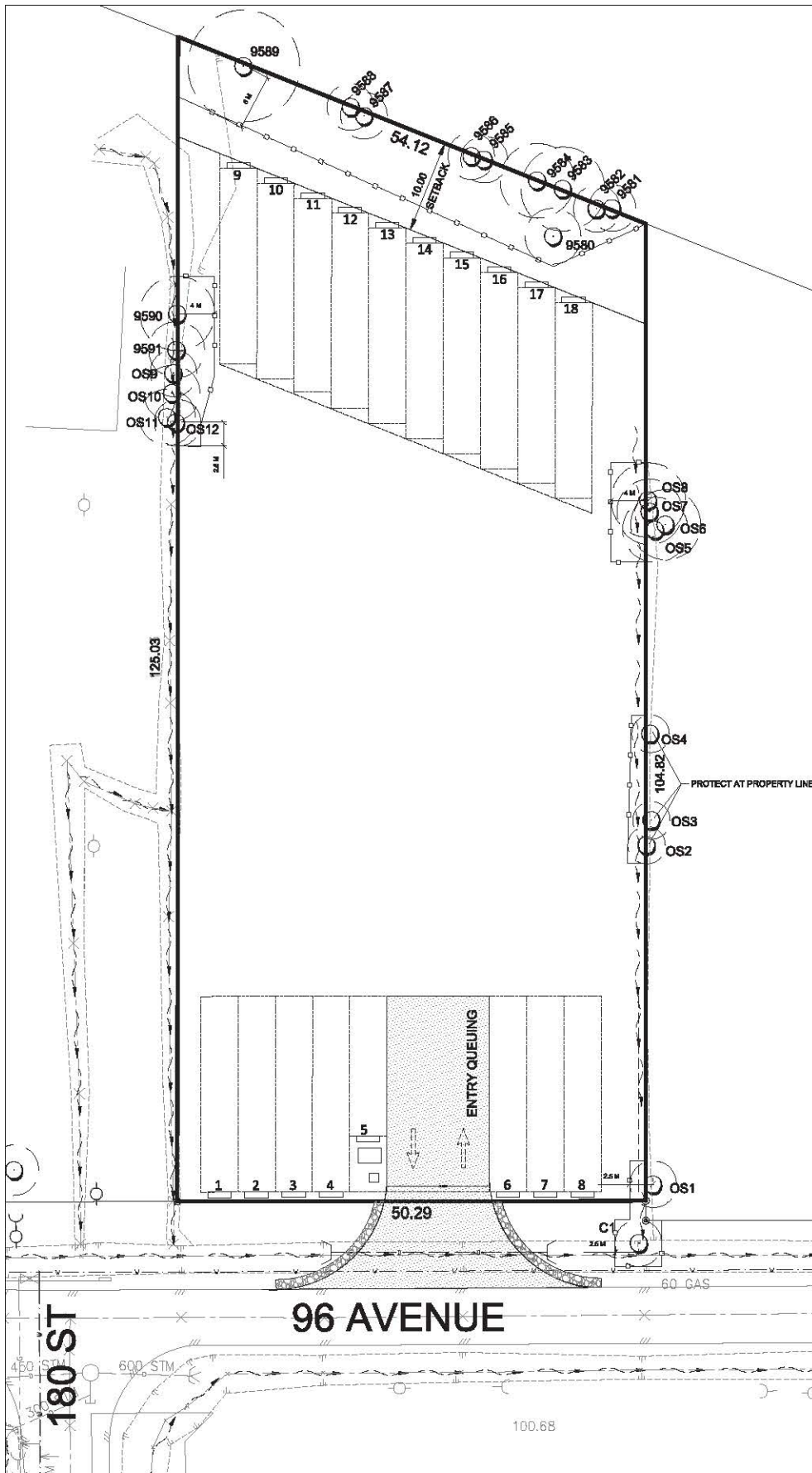
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DATE

FEBRUARY 3, 2014

T-2

SHEET 2 OF 2



LEGEND

○ TREE TO BE RETAINED ○ TREE PROTECTION FENCING

○ MINIMUM NO DISTURBANCE ZONE (8X DIAMETER AS PER CITY OF SURREY POLICY)



CITY OF SURREYBY-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 and the operation of a trucking business.

Parcel Identifier: 003-369-790

Location: Lot 16 District Lot 121 Group 2 New Westminster District Plan 31601
18013 - 96 Avenue

- Conditions:
1. **Zoning By-law Requirements**
 - (a) The Zoning By-law requirement for the construction of a permanent building, including washroom facilities, with a minimum area of 100 square 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 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, 2014, No. "

PASSED FIRST AND SECOND READING on the, day of 2014.

PUBLIC HEARING HELD thereon on the, day of 2014.

PASSED THIRD READING on the day of 2014.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 2014.

_____ MAYOR

_____ CLERK

CITY OF SURREY

(the "City")

TEMPORARY INDUSTRIAL USE PERMIT

NO.: 7913-0283-00

Issued To: P & L So Enterprises Ltd
("the Owner")

Address of Owner: 7431 GLOVER RD
LANGLEY BC V2Y 2S9

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: 003-369-790
Lot 16 District Lot 121 Group 2 New Westminster District Plan 31601
18013 - 96 Avenue

(the "Land")

- 3 The Land has been designated as a Temporary Industrial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
- 4 The temporary use permitted on the Land shall be for truck parking for 18 overweight trucks 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) Provide paved driveway access to 96 Avenue;
 - (c) Provide onsite stormwater management measures to mitigate potential impacts to adjacent class A watercourse;

- (d) All other engineering requirements such as right-of-ways, where necessary, must be addressed to the satisfaction of the General Manager, Engineering;
 - (e) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked on the City roadway;
 - (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 prohibits 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; 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 three 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 Peter So

P & L So Enterprises LTD
Name: (Please Print)

TO THE CITY OF SURREY:

I, P & L So Enterprises Ltd (Peter So) (Name of Owner)

being the owner of Lot 16 District Lot 121 Group 2 New Westminster District Plan 31601
(Legal Description)

known as 18013-96 Avenue
(Civic Address)

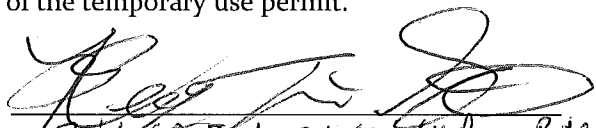
hereby undertake as a condition of issuance of my temporary use permit to:

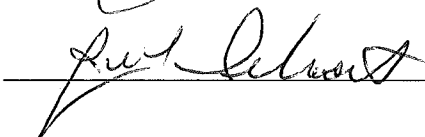
- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

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

I further understand that should I not 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.

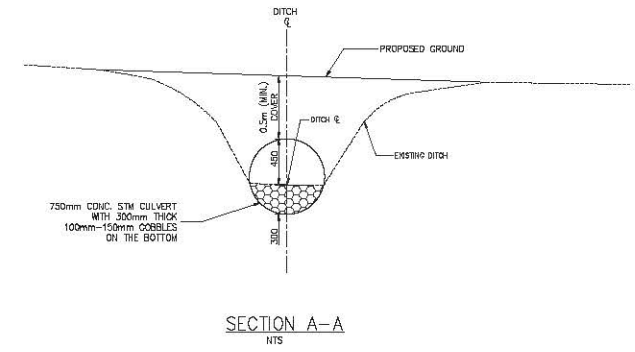
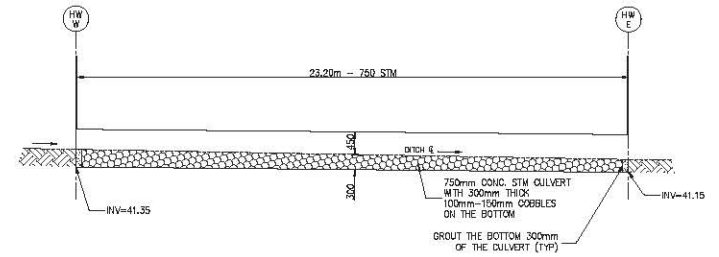
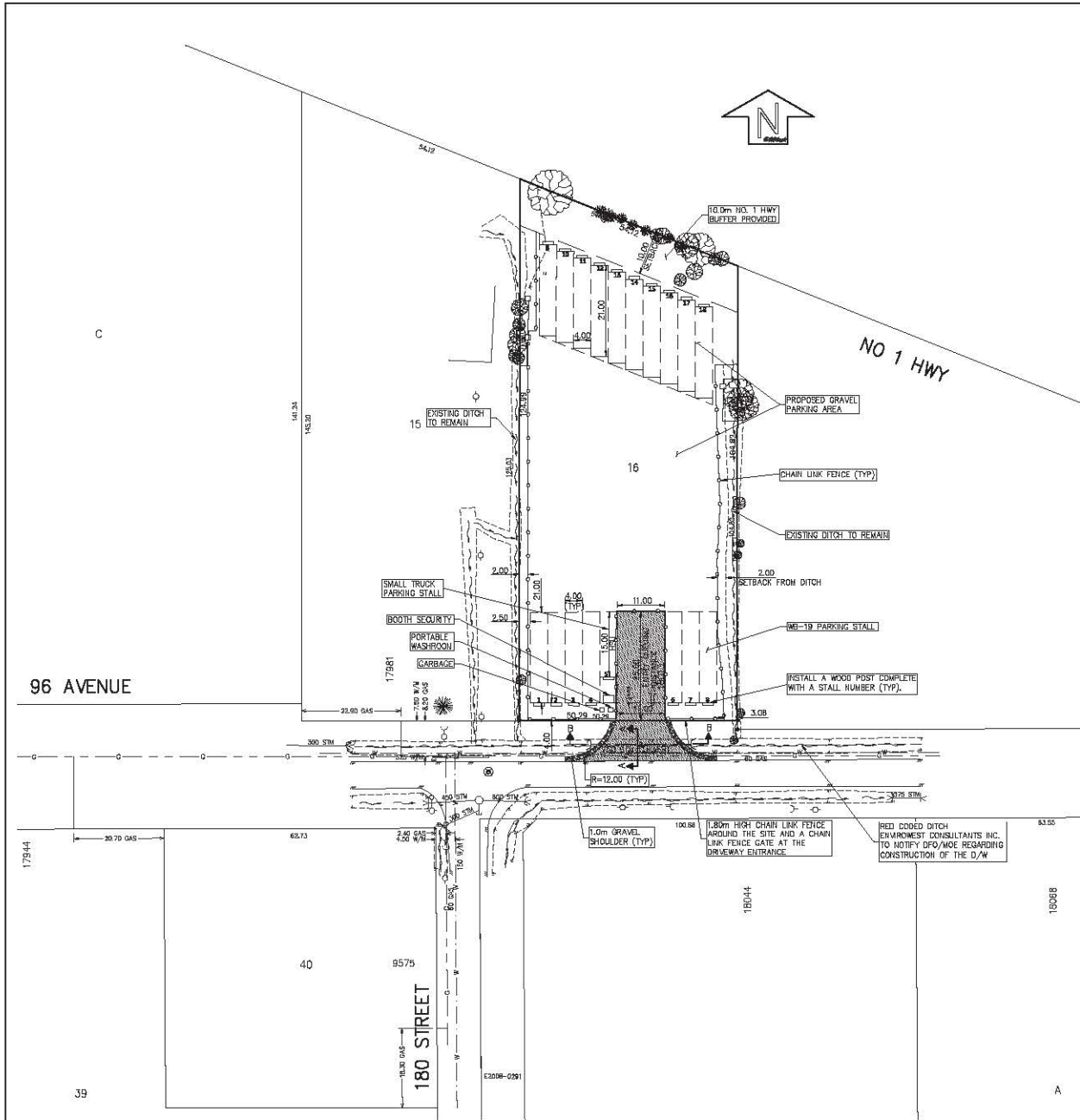
This undertaking is attached hereto and forms part of the temporary use permit.


P & L So Enterprises Ltd. Peter So
(Owner)



(Witness)

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MGR. NO. 5074
 LOCATED AT THE INTERSECTION OF 96A AVENUE AND 180 STREET
 ELEV. 42.759
 LEGAL DESCRIPTION OF PROPERTY
 LOT 16, DISTRICT LOT 121, PL. 31601, NMO, EXCEPT PLAN HWY P.



- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. ELECTRIC POWER REQUIRED TO THE OFFICE TRAILER AND LIGHTING ON THE PARKING LOT.

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



C. SANGHERA TRANSPORT LTD.
 14879 - 67A AVENUE, SURREY, BC V3S 0P3, PH: 604-719-8417, EMAIL: ctitto@hotmail.com
TRUCK PARKING PLAN (TUP)
 SITE AT 18013 - 96 AVENUE, SURREY, BC

Scale: 1:1000	Min. Proj. No. 7913-02B3-00	Dwg. No. D
Drawn: LC	Min. Desig. No.	
Design: DC	Job No. 13-3075	Dr
P.W. P.U.	Date NOV/2013	Revision
Approved:	delete all prints bearing previous number	

This drawing and design is the property of CitiWest Consulting Ltd. and cannot be used, re-used or reprinted without the written consent of said company.

Pre-Servicing Requirements for Temporary Industrial Use Permit

No. 7913-0283-00

Landscaping and Riparian Area Requirements

- The northern 10-metres (33 ft.) boundary of a truck parking facility shall be landscaped and/or buffered to mitigate impacts to drivers on Highway No.1, to the satisfaction of the City Landscape Architect.
- The southern 5-metres (16 ft.) eastern as well as western 2-metres (7 ft.) shall be fenced and landscaped as per landscaping plan which is based on recommendations made in Riparian Areas Regulation Assessment Report and related peer review.
- Submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect.
- Submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

Engineering Services Requirements

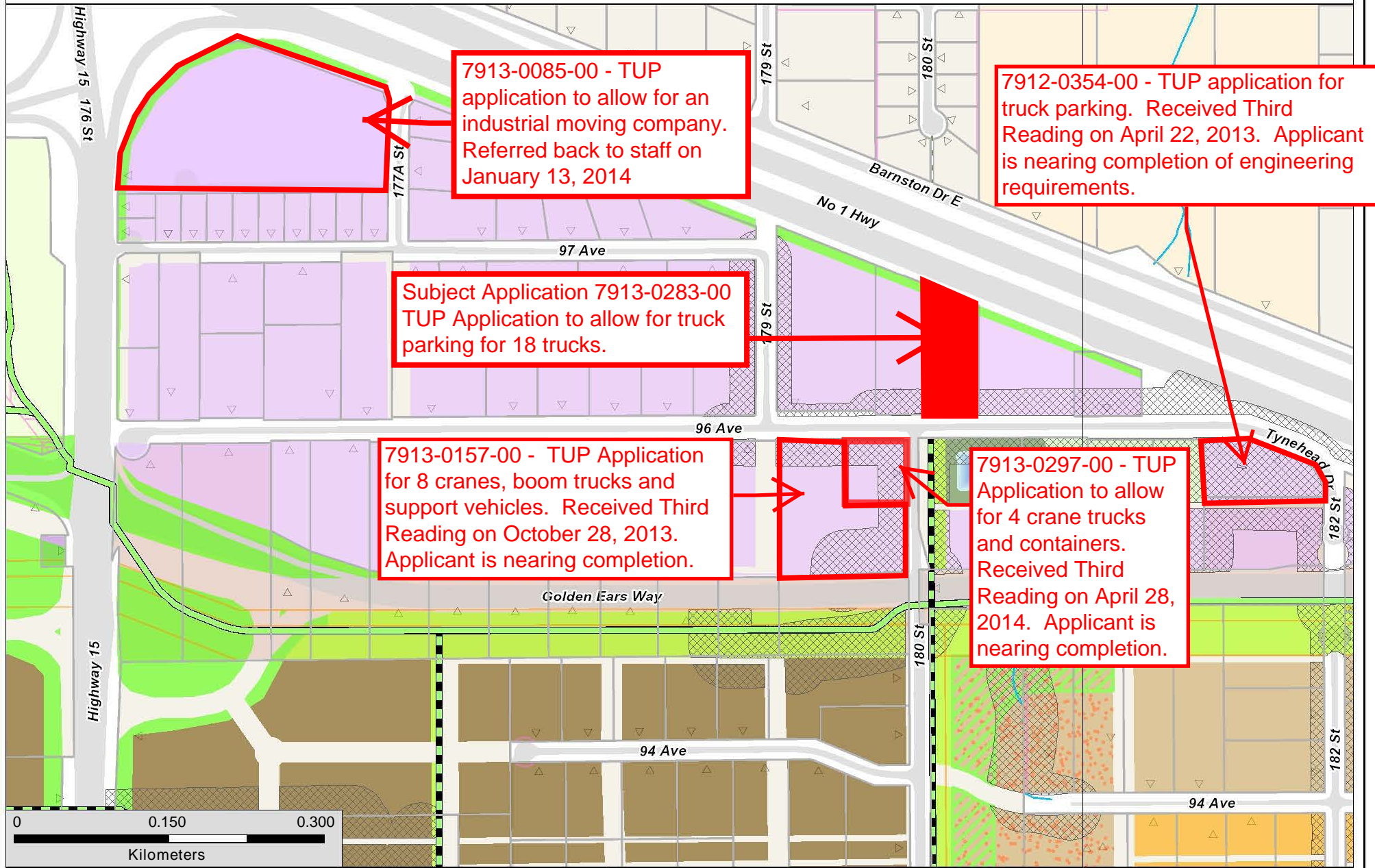
- A storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
- All other engineering requirements must be addressed to the satisfaction of Engineering, including the installation of a water quality/sediment control inlet chamber 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 (96 Avenue) 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.



Current Temporary Industrial Use Permits Applications within the Anniedale Tynehead Neighbourhood Concept Plan



7913-0085-00 - TUP application to allow for an industrial moving company. Referred back to staff on January 13, 2014

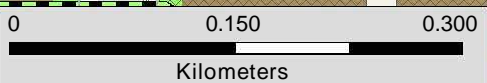
7912-0354-00 - TUP application for truck parking. Received Third Reading on April 22, 2013. Applicant is nearing completion of engineering requirements.

Subject Application 7913-0283-00 TUP Application to allow for truck parking for 18 trucks.

7913-0157-00 - TUP Application for 8 cranes, boom trucks and support vehicles. Received Third Reading on October 28, 2013. Applicant is nearing completion.

7913-0297-00 - TUP Application to allow for 4 crane trucks and containers. Received Third Reading on April 28, 2014. Applicant is nearing completion.

7913-0297-00 - TUP Application to allow for 4 crane trucks and containers. Received Third Reading on April 28, 2014. Applicant is nearing completion.

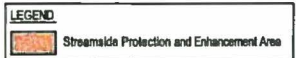
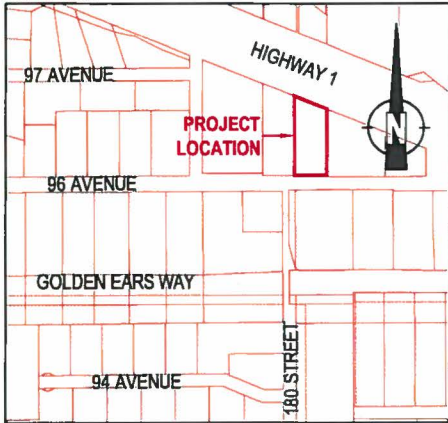


The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

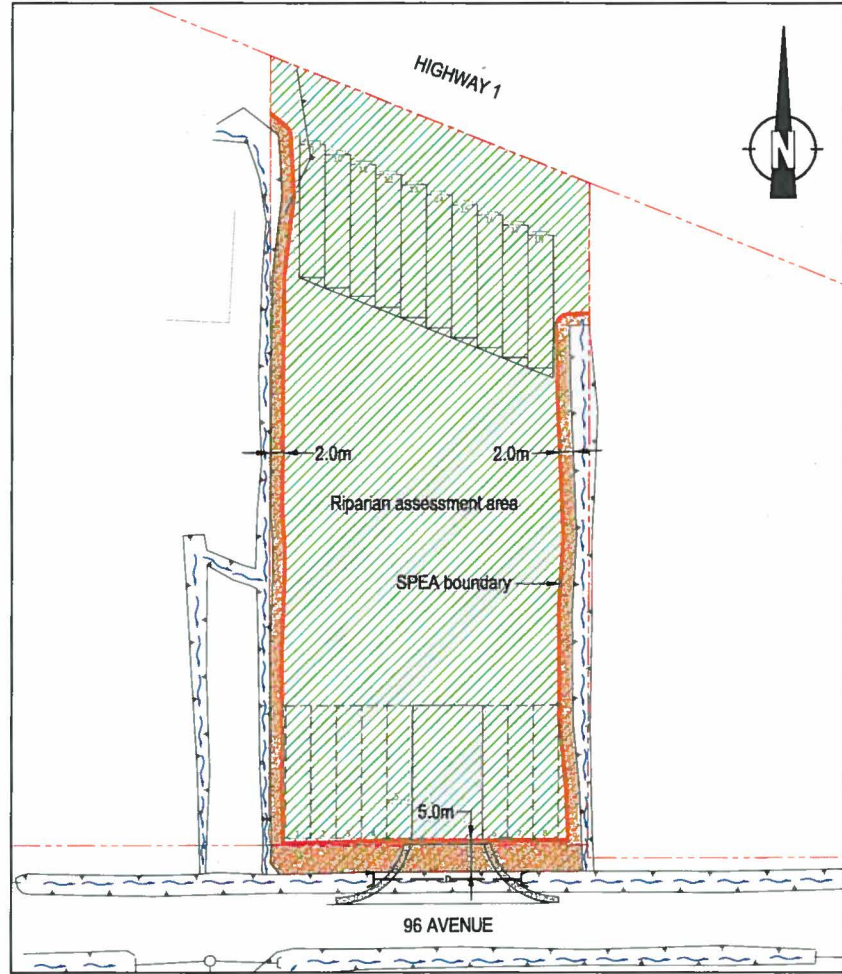
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Scale: 1: 5,000
Map created on: September-23-13

LOCATION
SCALE 1:7500



PLAN
SCALE 1:750



DATE: 2014-05-27 12:08:00 PM
 USER: jay@envirowest.com
 FILE: C:\Users\jay\Documents\Projects\1893-01\Surrey\1893-01\Map\CD\Plan\1893-01-01.dwg
 LAYOUT: 1893-01-01

REFERENCE DRAWINGS

1. Job No. 13-3075, Drawing No. D, "Truck Parking Plan (TUP) Site at 18013 - 96 Avenue, Surrey, BC", November 2013, Envirowest Consulting Ltd.
2. 2012 Legal Base from City of Surrey.

C SANGHERA TRANSPORT

18013 96 AVENUE
Surrey, BC



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 8W2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

SPEA SETBACK

DESIGN: AD	DRAWN: CEV/SCM	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: As Shown			DRAWING NUMBER:	
DATE: May 23, 2014			1893-01-01	