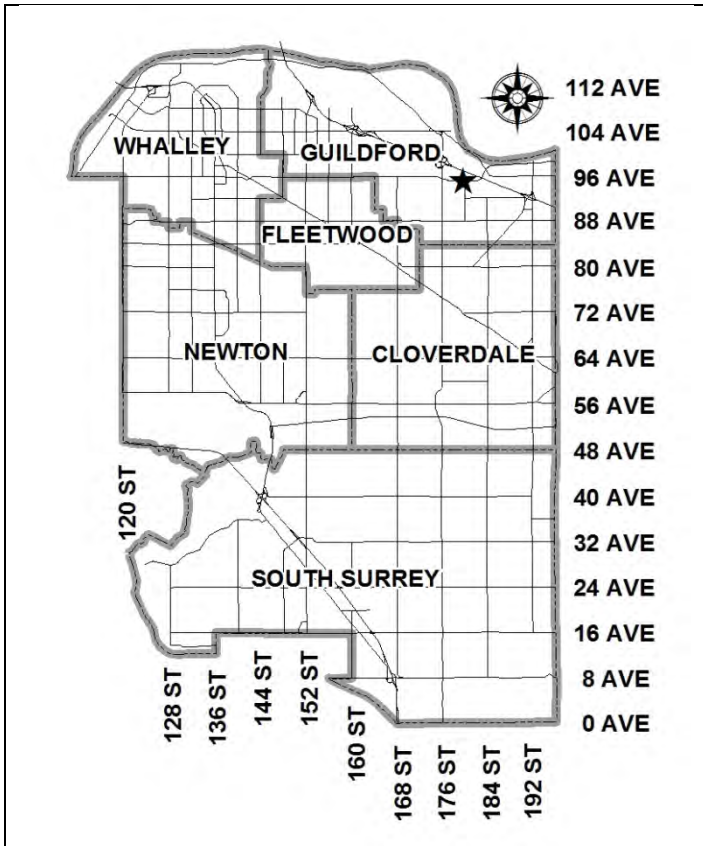


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0297-00

Planning Report Date: April 14, 2014

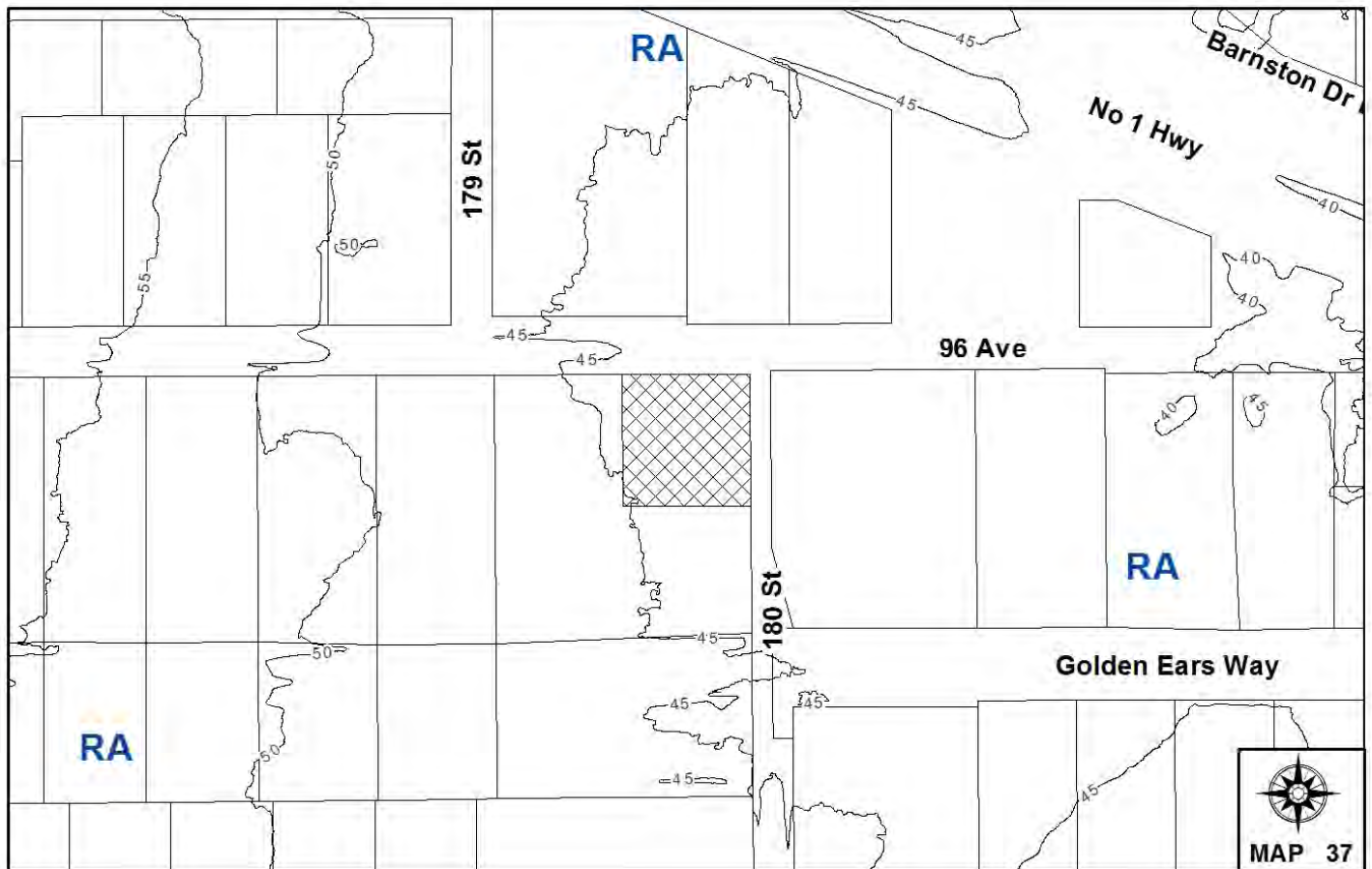


**PROPOSAL:**

- OCP Text Amendment
- Temporary Industrial Use Permit

in order to declare the site a Temporary Industrial Use Permit Area and to allow the storage of cranes and shipping containers for a period not to exceed three years.

**LOCATION:** 9575 - 180 Street  
**OWNERS:** Donald and Donna Dadey  
**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 subject site and surrounding area are designated Light Industrial in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- Although the NCP was approved by Council on April 23, 2012, the site cannot be redeveloped to the ultimate land use and density until utility services are extended to the area.
- The proposed temporary storage facility for cranes and containers will allow an authorized, interim use of the land until it is economically viable for the owners to service the land.
- The site is in close proximity to major truck routes (Highway No. 1, Golden Ears Way and Pacific Highway), which provide good access throughout the Lower Mainland.
- Access to the subject site via 180 Street will have minimal impact to the existing residents in the area.
- The L-shaped lot to the immediate west and south is proposed for a Temporary Industrial Use Permit (Development Application No. 7913-0157-00) for similar storage of cranes, boom trucks and support vehicles (Third Reading on October 28, 2013).

### 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. 7913-0297-00 (Appendix IV) 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; and
  - (b) resolution of any By-law infractions to the satisfaction of Manager of By-laws and Licensing Services.
5. Council direct staff to bring forward this application approximately 6 months from the date of approval to proceed (i.e. first Council meeting of October 2014) 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.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which is intended to remain. Site has had infractions for unsightly premises. There are yellow-coded ditches on the north and east sides of the property.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 96 Avenue):	Vacant 1.5-hectare (3.8 ac.) lot and 0.7-hectare (1.7 ac.) lot with single family dwelling and out-buildings.	Light Industrial	RA
East (Across 180 Street):	Vacant lot.	Pond	RA
South and West:	Northern portion of the site: Single family dwelling  Southern portion of the site: Temporary Industrial Use Permit application (Development Application No: 7913-0157-00) for storage of cranes and support vehicles (Third Reading on October 28, 2013).	Light Industrial	RA

DEVELOPMENT CONSIDERATIONSBackground:

- The subject site is located at 9575 – 180 Street and has a site area of 0.40 hectare (1 acre). The property is zoned "One-Acre Residential Zone (RA)" and is designated "Light Industrial" within the Anniedale–Tynehead Neighbourhood Concept Plan (NCP).
- The Anniedale-Tynehead NCP received Stage 2 approval on April 23, 2012, however, due to high servicing costs, development envisioned in the NCP has yet to occur.
- The applicant has been using the site for the storage of approximately four cranes and seven shipping containers. The outdoor storage of this equipment contravenes the RA Zone.
- The property has been subject to by-law enforcement concerning unsightly premises including storage of broken vehicles and shipping containers (see Appendix VI for April 2013 aerial photo). The applicant is actively working to clean up the site.

Current Proposal:

- Abd Truck Crane Service Limited is a small, family-run business that works primarily with the construction industry and operates from the subject site. The subject site is ideally located for this business as it is close to Golden Ears Way, Pacific Highway and Highway No. 1, which provide easy access throughout the Lower Mainland. The property is also the applicant's primary residence.
- The applicant has applied for a Temporary Industrial Use Permit to allow for the storage of seven shipping containers and four crane trucks, which are proposed to be parked at the southwest portion of the site. The applicant proposes to use the existing driveway access to 96 Avenue.
- The proposed TUP is for four cranes and seven shipping containers and does not include provisions for broken vehicles. The owner has the option of constructing a garage or accessory building to store some of the vehicles, tools and equipment that are currently also on site.
- The owner of the neighbouring L-shaped property at 17944 - 96 Avenue to the south and west of the subject site has applied for a TUP for the storage of cranes, trucks and associated vehicles (Development Application No. 7913-0157-00). This TUP application received Third Reading on October 28, 2013. The two businesses are similar but they are completely independent of each other.
- The single family dwelling on the northern portion of the subject site is intended to remain and will continue to be used as the residence for the owners.
- Yellow-coded watercourses run along the north and east sides of the property. The proposed area for the storage of cranes and containers is outside the 30-metre (98 ft.) setback from all watercourses. The applicant proposes to use the existing driveway along 96 Avenue to access the site. No disturbances to the watercourse setbacks are proposed.
- The site is currently well screened with existing vegetation, consisting of bushes, hedges and trees, along 96 Avenue and 180 Street. No additional landscaping is required.
- The applicant will be required to clean up the site prior to the TUP being considered for final adoption.
- It is recommended that the applicant be required to fulfill all requirements 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 September 2014 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 V) 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.
- As part of the evaluation of 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 is in good condition and able to handle heavy vehicles, the current application does not require any road improvements.

### PRE-NOTIFICATION

- Pre-notification letters were sent on January 17, 2014 and a development proposal sign was installed on February 12, 2014. Staff received one phone call from a neighbour with the following concerns:
  - The subject site is unsightly.

*(The applicant must improve the site conditions prior to the TUP being considered for approval. The applicant has actively been cleaning up the site.)*

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7913-0297-00
Appendix V.	Map of TUP Applications within the Anniedale-Tynehead NCP
Appendix VI.	April 2013 Aerial Photo of Site
Appendix VII.	OCP Text Amendment By-law

*Original signed by Judith Robertson for*  
 Jean Lamontagne  
 General Manager  
 Planning and Development

JKS/da

\\file-server1\net-data\csdc\generate\areaproduct\save\3851671052.doc  
 J 4/10/14 10:45 AM

Information for City Clerk

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

1. (a) Agent: Name: Sunny Sandher  
Citiwest Consulting Ltd.  
Address: 9030 - King George Boulevard, Unit 101  
Surrey, BC V3V 7Y3  
Tel: 604-591-2213  
Fax: 604-591-5518

2. Properties involved in the Application

(a) Civic Address: 9575 - 180 Street

(b) Civic Address: 9575 - 180 Street  
Owner: Donald and Donna Dadey  
PID: 000-840-327  
Lot: Lot 40 Section 32 Township 8 New Westminster District Plan 59465

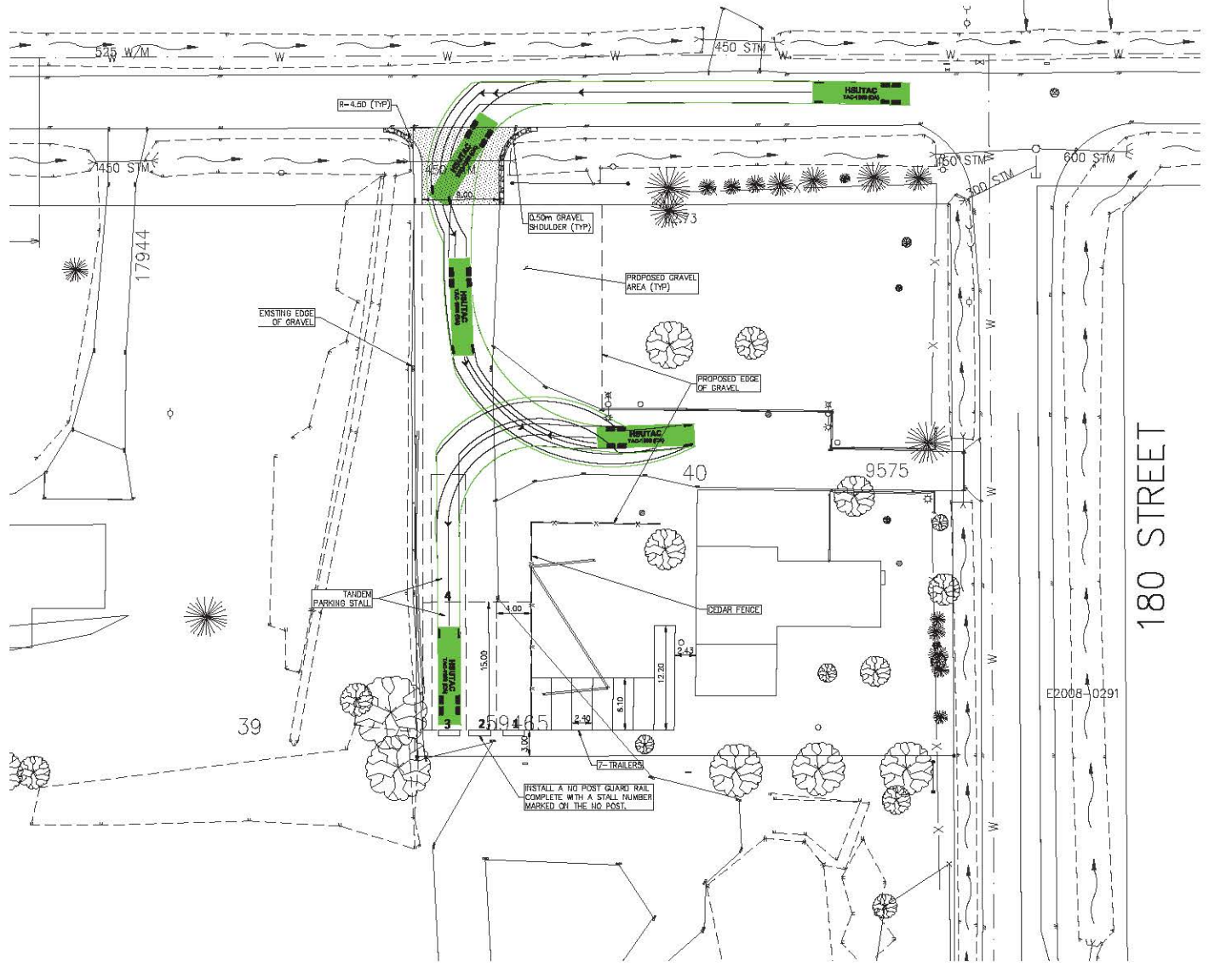
3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan.

(b) Proceed with Public Notification for Temporary Industrial Use Permit No. 7913-0297-00 and bring the Temporary Industrial Use Permit forward for an indication of support by Council. If supported, the Temporary Industrial Use Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions are satisfied.

96 AVENUE

BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO M.D.N. NO. 5074  
 LOCATED AT THE INTERSECTION OF 96 AVENUE AND 180 STREET  
 ELEV. 42.759  
 LEGAL DESCRIPTION OF PROPERTY  
 LOT 40, SEC 32, TWP 8, N.W.D., PL. 58465



180 STREET

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

1	14/04/08	REVISED TO INCLUDED TRAILERS PARKED ON SITE	LC	DC
			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



DONALD DADEY  
 9575 - 180 STREET, SURREY, BC V4N 3V6, PH: 604-582-1610, CELL: 778-896-8897  
**TRUCK PARKING PLAN (TUP)**  
 SITE AT 9575 - 180 STREET, SURREY, BC

Scale: 1:500	Min. Proj. No. 7913-0297-00	Dwg. No. A
Drawn: LC	Min. Dwg. No.	
Designed: DC	Job No. 13-3081	Of X
P.W. P.U.	Date DEC/2013	Revision 1
Approved:		Revised by all prints bearing previous number



---

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

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

DATE: **February 17, 2014** PROJECT FILE: **7813-0297-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 9575 180 Street**

**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 accesses to 96 Avenue and 180 Street; and
- provide onsite stormwater management measures to mitigate potential impacts to adjacent class B watercourse.

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



Rémi Dubé, P.Eng.  
Development Services Manager

sk

## CITY OF SURREY

(the "City")

**TEMPORARY INDUSTRIAL USE PERMIT**

NO.: 7913-0297-00

Issued To: Donald and Donna Dadey  
("the Owner")

Address of Owner: 9575 - 180 Street  
Surrey, BC V4N 3V6

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: 000-840-327  
Lot 40 Section 32 Township 8 New Westminster District Plan 59465  
9575 180 Street

(the "Land")

3. The Land has been designated as a Temporary Industrial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be for parking of four cranes exceeding 5,000 kg (11,023 lbs) gross vehicle weight and seven shipping containers, as shown on Schedule A.
5. The temporary use shall be carried out according to the following conditions:
  - (a) Provide paved driveway access to 96 Avenue;
  - (b) Ensure no increase in storm runoff through onsite storm water management controls;
  - (c) Provide on-site stormwater water quality management feature;

- (d) 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;
  - (e) All other engineering requirements such as right-of-ways, where necessary, must be addressed to the satisfaction of the General Manager, Engineering;
  - (f) **The following activities are prohibited on the lot: crane washing, vehicle maintenance, crane fuel storage or refuelling, storage of waste petroleum fluids, storage of vehicles containing dangerous goods as defined by the Transport of Dangerous Goods Act; and**
  - (g) The land is to be used in accordance with the provisions of the Temporary Use Permit.
6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:
- Cash in the amount of \$5,000
7. 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.
8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
9. This temporary use permit is not transferable.

10. 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

SUNNY SANDREX  
\_\_\_\_\_  
Name (Please Print)

OR

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

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

TO THE CITY OF SURREY:

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

being the owner of Lot 40 Section 32 Township 8 New Westminster District Plan 59465  
(Legal Description)

known as 9575 - 180 Street  
(Civic Address)

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

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

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

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

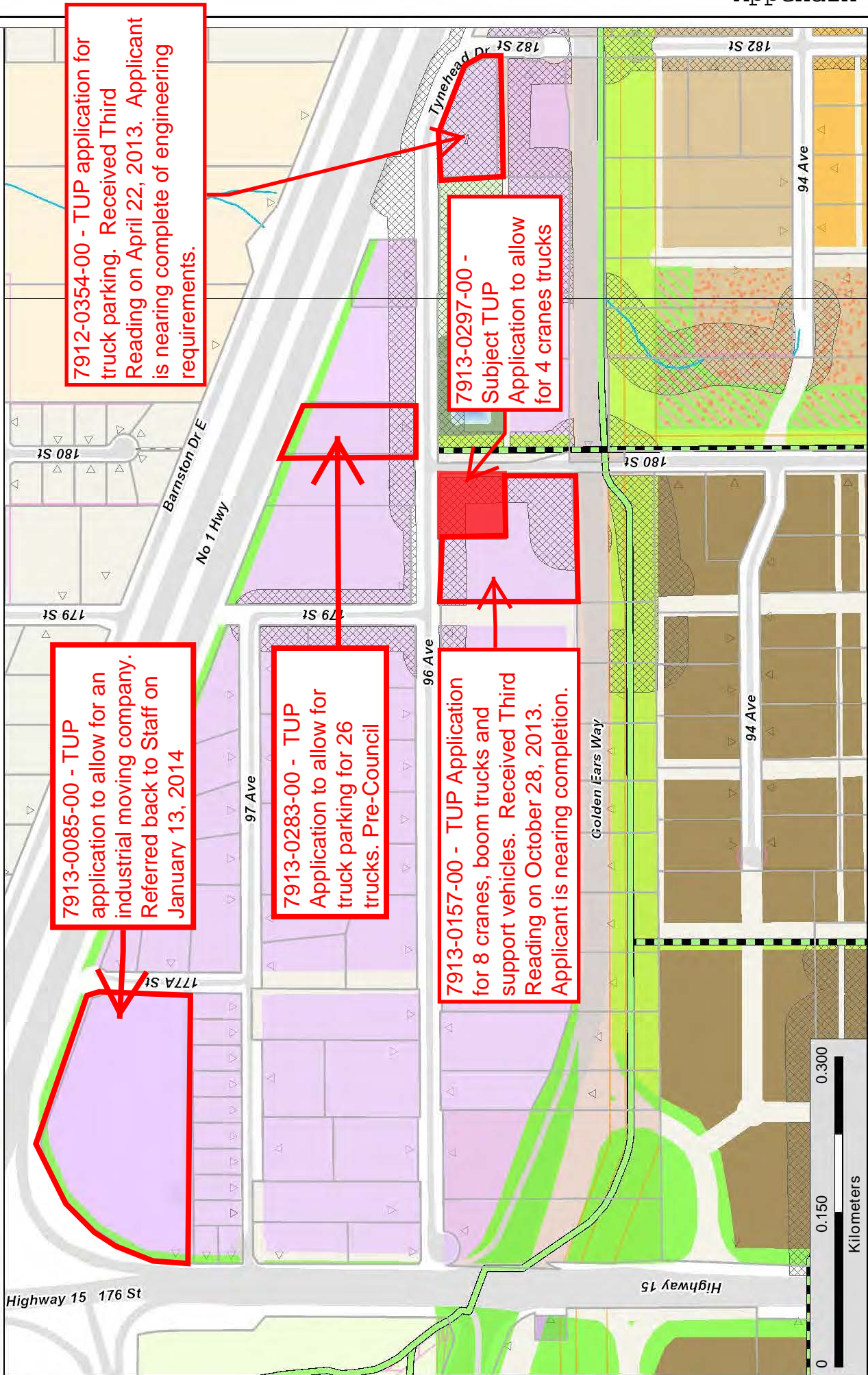
This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)



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



Enter Map Description

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.



Scale: 1 : 5,000

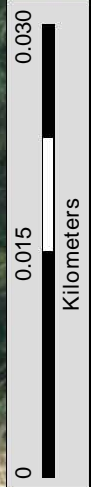
Map created on: September-23-13







# April 2013 Aerial Photo of Subject Property



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](http://cosmos.surrey.ca).

Enter Map Description



Scale: 1:500

Map created on: February-05-14

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. \_\_\_\_

**Crane Vehicle and Container Storage Facility**

Purpose: To allow the development and operation of a temporary storage facility for cranes exceeding 5,000 Kg. [11,023 lbs.] *gross vehicle weight* and shipping containers.

Legal Description: 000-840-327  
Lot 40 Section 32 Township 8 New Westminster District Plan 59465

Location: 9575 – 180 Street

- Conditions:
1. **Zoning By-law Requirements**
    - (a) 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 crane and container storage as approved by the General Manager of Engineering.
  2. **By-law and Licensing Requirements**
    - (a) Site must be kept clean and maintained.
    - (b) No wrecked vehicles or personal storage allowed.
  3. **Engineering Services Requirements**
    - (a) Provide paved driveway access to 96 Avenue;
    - (b) Ensure no increase in storm runoff through onsite storm water management controls; and
    - (b) Provide on-site stormwater water quality management feature.

#### 4. 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.

#### 5. 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 Industrial Use Permit; and
- (b) The subject lands are to be used in accordance with the provisions of the Temporary Industrial 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, , No. "

PASSED FIRST AND SECOND READING on the, day of

PUBLIC HEARING HELD thereon on the, day of

PASSED THIRD READING on the day of

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK