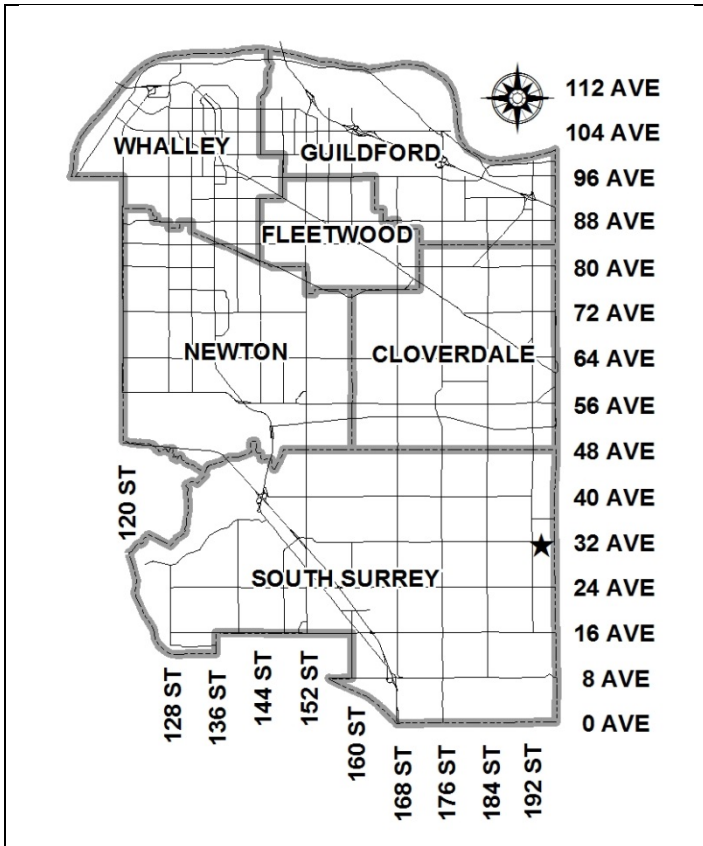


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0093-00

Planning Report Date: July 21 2014



**PROPOSAL:**

- Temporary Use Permit
- Official Community Plan Text Amendment

in order to permit the continued operation of an unauthorized truck parking facility for a period not to exceed 3 years.

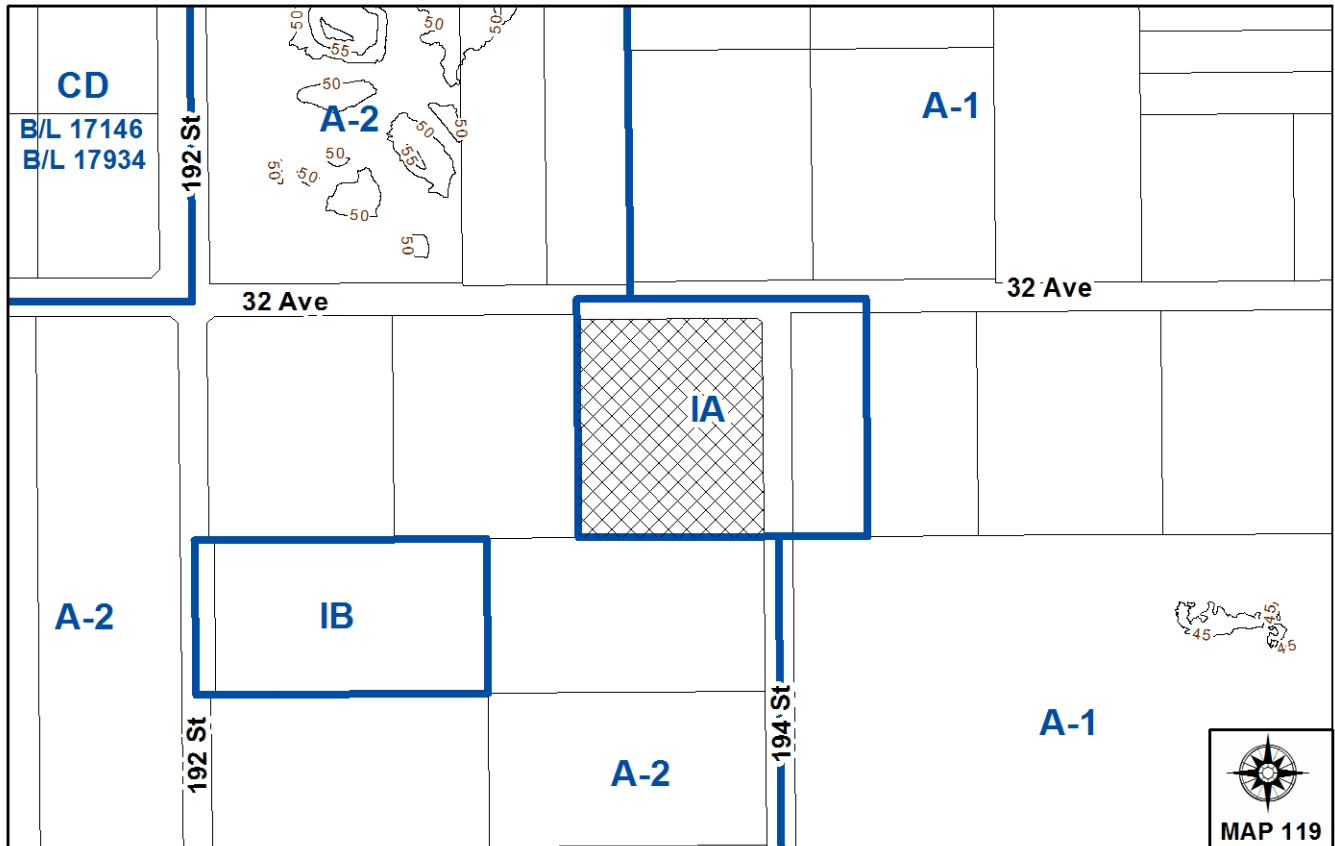
**LOCATION:** 19370 - 32 Avenue

**OWNER:** o818307 BC Ltd.

**ZONING:** IA

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be denied and that By-law enforcement action against the subject property be deferred for a period of 3 months.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with the Campbell Heights Local Area Plan Designation.

### RATIONALE OF RECOMMENDATION

- Truck parking as a stand-alone use is not consistent with the Business Park Designation of the Campbell Heights Local Area Plan.
- The proposal does not contribute to the development of Campbell Heights in a manner consistent with the Local Area Plan. The granting of a temporary use permit may hinder further development of Campbell Heights into a high quality industrial/business area.
- The applicant has not provided a proposed end-date for the current operation and wants to operate indefinitely (or until a rezoning is financially feasible).
- Approval of this application will set expectations for numerous other temporary use proposals in the Campbell Heights area that are inconsistent with the adopted Local Area Plan and pattern of development, which may further stall re-development of the area.
- The operators of the on-site business currently have an unfair competitive advantage against other businesses who are in compliance with City bylaws in the City of Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. This application be denied; and
2. By-law enforcement against the existing illegal non-conforming uses on the subject site be deferred for a period of 3 months to allow the occupant to find alternative parking facilities and remove the trucks and trailers from the site.

If, however, Council finds merit in the proposal, it should be referred back to staff to undertake the necessary referrals and to draft the Temporary Use Permit to be presented to Council.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized truck parking facility, vacant greenhouses, single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation (Campbell Heights)	Existing Zone
North (Across 32 Ave):	Single Family Residential	Industrial/Business Park	A-1
East (Across 194 St.):	Single Family Residential		IA
South:	Outdoor Storage/Truck Parking (Unauthorized - site of TUP Application 7913-0135-00 Denied by Council)		A-2
West:	Forested land		A-2

DEVELOPMENT CONSIDERATIONS

## Background:

- Recent By-law enforcement within the Campbell Heights area against numerous properties, including the subject site, with existing illegal non-conforming uses and unauthorized businesses (without licenses) has resulted in this Temporary Use Permit (TUP) Application.
- The illegal and non-conforming uses occurring throughout Campbell Heights include outdoor storage, outdoor recreational vehicle storage, outdoor container storage, outdoor passenger vehicle storage, and outdoor truck parking, some of which are associated with unauthorized businesses operating from these locations.

- Three other TUP applications within the Campbell Heights area have also been received:
  - Applications Nos. 7913-135-00 and 7913-0293-00, for outdoor storage, truck parking, and recreational vehicle parking, were denied by Council at the February 24<sup>th</sup> Land Use Meeting;
  - Application No. 7914-0108-00, to permit temporary parking of trucks and trailers, was denied by Council at the April 14<sup>th</sup> Land Use Meeting; and
  - A map showing the location of all TUP applications in Campbell Heights related to illegal/authorized uses is contained in Appendix IV.
- The site is immediately north of an unauthorized outdoor storage and truck parking facility - Application 7913-0135-00, which was denied by Council. Per Council resolution, the occupant of this site is required to remove the illegal uses by August 24<sup>th</sup>, 2014.

#### Site Description & Current Operation

- The subject site is a 1.9 hectare (4.7 acre) parcel located at the south-west corner of the intersection of 32 Avenue and 194 Street. It is zoned IA ("Agro-Industrial Zone") and designated "Industrial" in the Official Community Plan and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- The site currently contains the following:
  - single family dwelling (occupied by tenants);
  - a 3,800m<sup>2</sup> (0.94 acre) greenhouse structure (vacant/unused);
  - a 350m<sup>2</sup> storage building (former storefront for greenhouse) (vacant/unused);
  - a mobile home structure (currently used for office space);
  - 2,800m<sup>2</sup> flat gravel area used as a truck parking facility;
  - miscellaneous outdoor storage related to former greenhouse operations;
  - passenger vehicle parking/storage (for employees/drivers);
  - approximately 15 - 20 trailers (rotating) at any given time; and
  - approximately 3 tractor trucks (rotating).
- Vehicle access is currently provided to the site by entrances on both 32<sup>nd</sup> Avenue and 194<sup>th</sup> Street.

#### Current Proposal

- The current owners have held title to the property since April 2013. (Truck parking and storage operations began on the site between 2011 – 2012.)
- The current owners lease the vacant area of the parcel to a third party trucking company. The trucking company has a business license, which is associated with an office in another location within the City of Surrey. No application has been made to the City of Surrey to permit a truck parking facility at this location.
- The current operation involves movement of approximately 5 trucks daily, with reduced numbers on weekends. At any given time, approximately 15 – 20 truck trailers are left on the site.

- This application is for a three (3) year Temporary Use Permit to facilitate the continued operation of the truck parking operation, or until such a time that a rezoning or sale of the property is financially feasible for the owners. The maximum permitted duration of a Temporary Use Permit, if issued, is 3 years plus a potential 3 year renewal period.

#### Discussion and Rationalization

- The proposal is not temporary in nature: the applicants are not able to provide an end-date for the operation and intend to continue until a rezoning of the property is financially feasible.
- Storage of trucks and trailers is defined by the City of Surrey Zoning Bylaw (No. 12000) as *transportation industry*. This is not a permitted use in the A-2 Zone and is only permitted within the IL ("Light Impact Industrial") Zone.
- Outdoor truck and trailer parking as a stand-alone use is not consistent with the "Business Park" and "Technology Park" designations of the Campbell Heights LAP. Furthermore it is typically not permitted in the "Business Park" zones unless it is of a manner necessary to a particular operating business. This would be accommodated with appropriate buildings, screening, landscape buffers, site circulation plans, storm water control and appropriate drainage facilities.
- The proposed TUP does not contribute to the development of the Campbell Heights area consistent with the adopted Local Area Plan, nor does the proposal present a benefit to the surrounding properties or Campbell Heights in general.
- Promoting the Campbell Heights area as a high quality business park is important to achieving the City's goals of providing industrial lands and local employment opportunities.
- Permitting a TUP of this nature and allowing the use to continue makes the site less likely to be redeveloped in the near future and hinders the land assembly required in order for this area to achieve build-out. Furthermore, it places the operator of the business at an unfair competitive advantage against other businesses that have selected sites with the appropriate zoning and facilities.
- Given the volume of TUP inquiries staff have received from multiple other properties in the Campbell Heights area for illegal non-conforming uses (outdoor storage of RV's, vehicles, trucks and storage containers), staff have concerns about the precedent that support of a TUP of this nature will set. Approval of the TUP may result in other land owners in the area applying to permit similar uses, potentially creating a proliferation of uses inconsistent with the Campbell Heights LAP and further prohibiting development of the area.

#### PRE-NOTIFICATION

Should Council find merit in the proposal, the applicant will be required to post a development proposal sign fronting the property and staff will undertake the necessary pre-notification referral and subsequent review process.

TREES

The site contains a number of bylaw protected trees, however none are affected by the proposal. Should Council find merit in the proposal, review of an arborist report and tree survey will be required.

CONCLUSION

- In considering the implications of the proposed TUP and the semi-permanent nature of the existing illegal non-conforming uses, the Planning and Development Department consider the negative impacts of this proposal are significant, and therefore recommend it not be supported. Staff are recommending a reprieve period from any bylaw enforcement, consistent with the denial of other temporary use permit applications within the Campbell Heights Area.
- Staff therefore recommend the following:
  1. That this application be denied; and
  2. That by-law enforcement against the existing illegal non-conforming uses on the subject site be deferred for a period of 3 months to allow the occupant to find alternative parking facilities and remove the trucks and trailers from 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 Sketch
Appendix III	Aerial Photograph (April 2013)
Appendix IV	Map of TUP Applicants in Campbell Heights

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

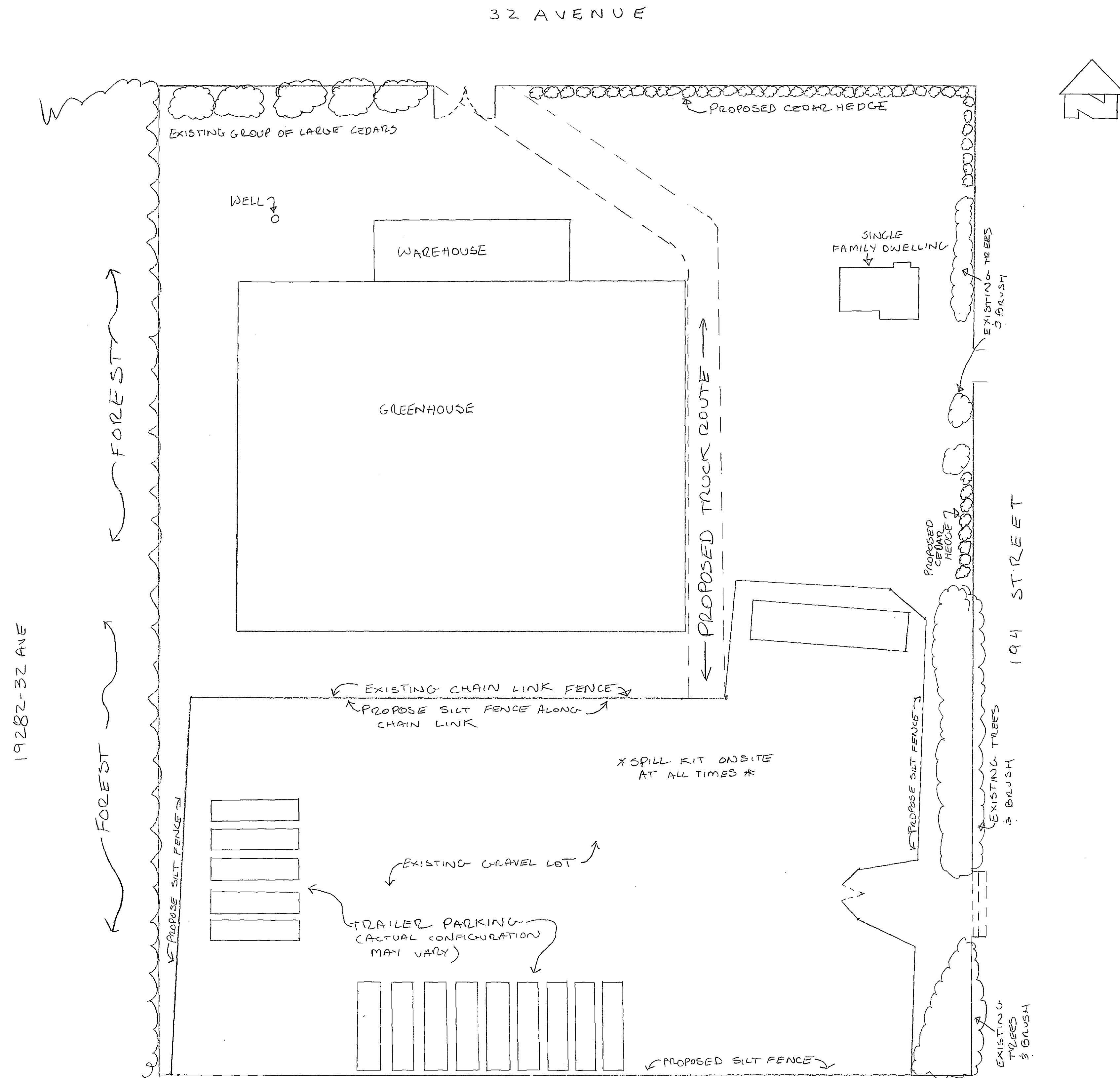
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APPENDIX II

- PROPOSALS:
- 1- SCREEN OFF 32 AVE & 194 ST WITH CEDAR HEDGES.
  - 2- CHANGE TRUCK ROUTE ON-SITE TO ENTER & LEAVE VIA 32 AVE (TRUCK ROUTE)
  - 3- INSTALL SILT FENCE ALONG CHAIN LINK TO CONTROL SEDIMENT.
  - 4- HAVE SPILL KITS ON-SITE.

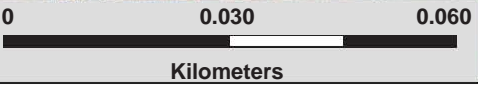
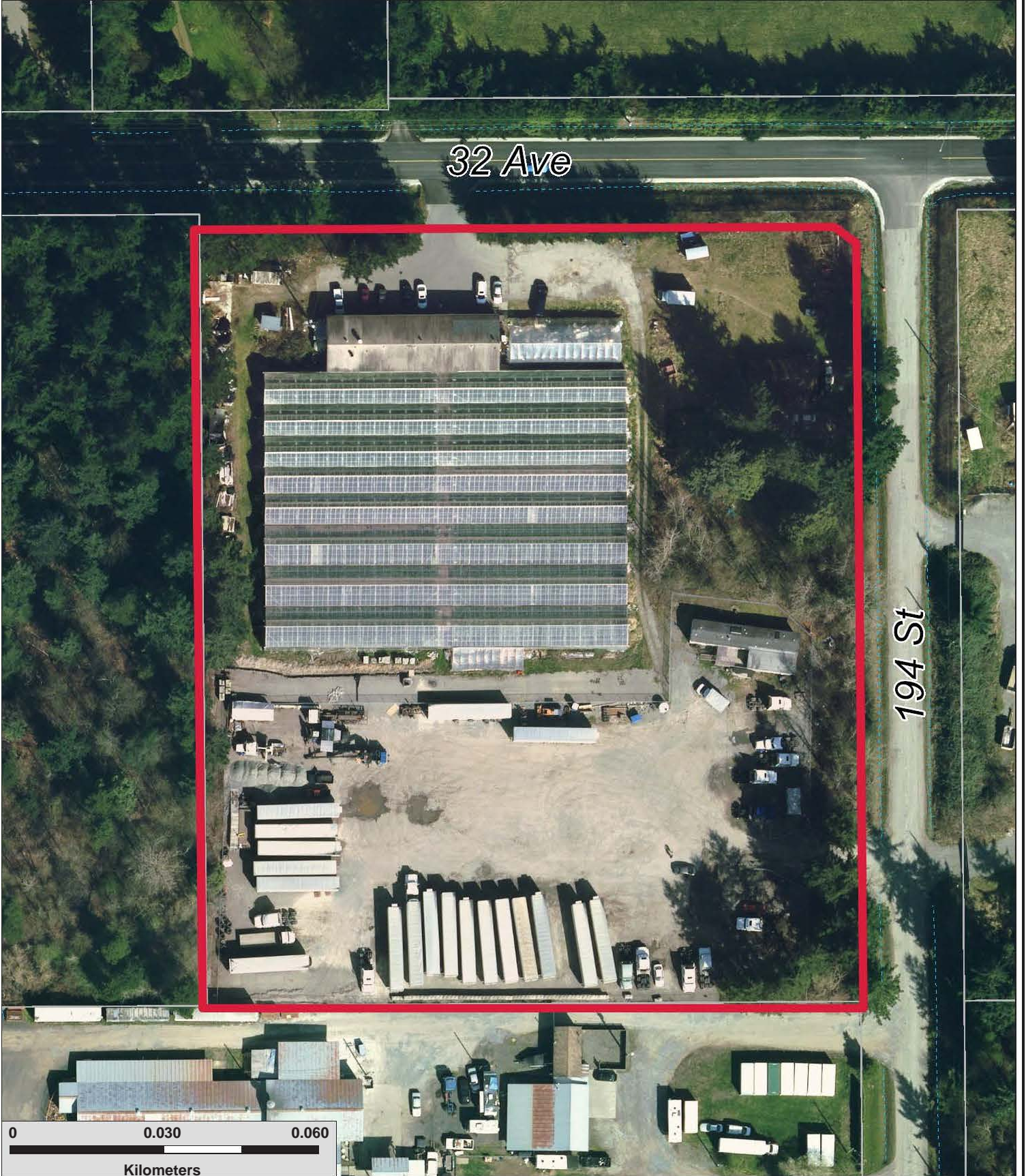


19370-32 AVE, SURREY
7914-0093-00
PROPOSED SITE PLAN
N.T.S





19370 32 Ave



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.

Application 7914-0093-00



Scale: 1:1,000

Map created on: July-10-14

