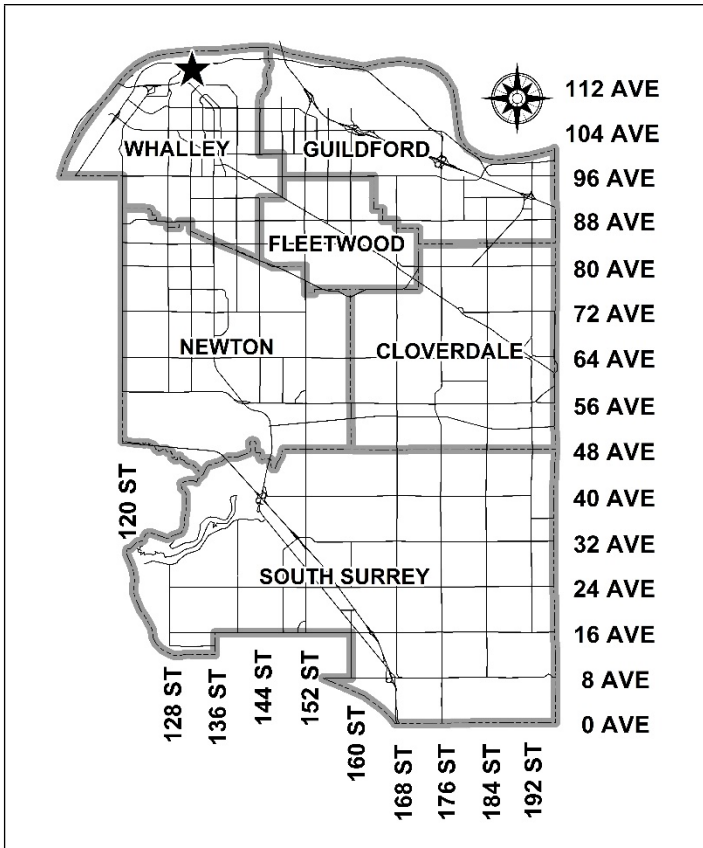


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0244-00

Planning Report Date: July 13, 2020



**PROPOSAL:**

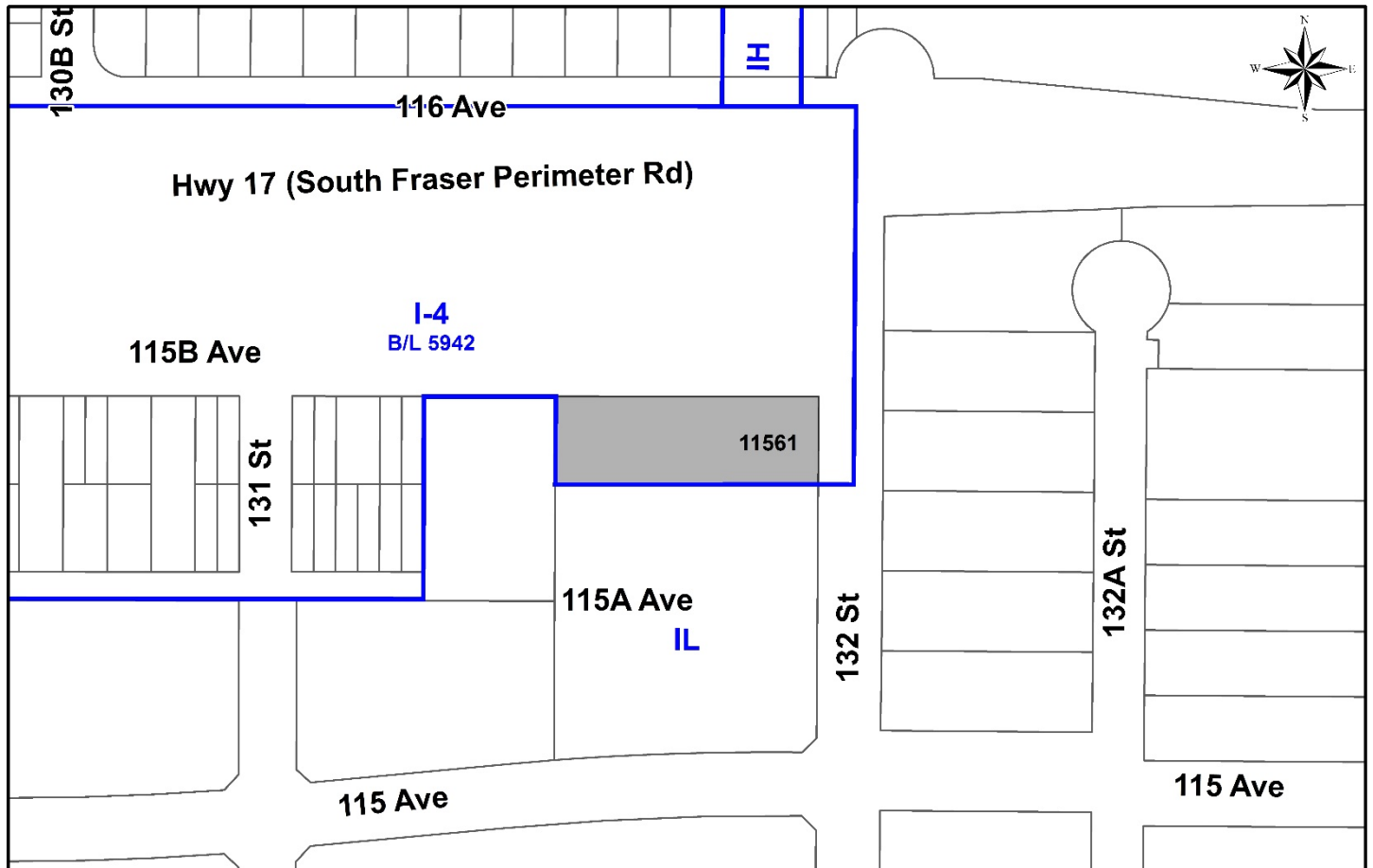
- Development Permit
- Temporary Use Permit

To permit overflow truck parking for a neighbouring truck repair/wash business for a period not to exceed three (3) years.

LOCATION: 11561 - 132 Street

ZONING: I-4

OCP DESIGNATION: Industrial



**RECOMMENDATION SUMMARY**

- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Temporary Use Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The proposed use does not comply with the current zoning of the site of Special Industrial Zone I-4 (By-law No. 5942)

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The subject Temporary Use Permit (TUP) application was made to address the non-compliance of the existing truck parking use and to allow the expansion of this use on site.
- The applicant acknowledges that the TUP is a temporary solution and is requesting the TUP to provide adequate time for them to purchase the subject site, and subsequently rezone, consolidate, and develop the site for truck parking purposes through a future development application.
- The Temporary Use Permit will only permit truck parking on the subject lot. Truck repair/wash activities will continue to be required to be undertaken within the existing building at 13175 – 115 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0244-00 generally in accordance with the finalized Ecosystem Development Plan.
2. Council approve Temporary Use Permit No. 7919-0244-00 (Appendix IV) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access; and
  - (g) registration of a reciprocal access easement to secure access from 115 Avenue through the neighbouring lot to the south at 13175 – 115 Avenue.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP	Existing Zone
Subject Site	Truck parking	Industrial	I-4 (By-law No. 5942)
North (Across 115B Avenue):	Vacant lot	Industrial	I-4 (By-law No. 5942)
East (Across 132 St):	Industrial buildings	Industrial	IL
South:	Truck parking and servicing	Industrial	IL
West:	Vacant lot	Industrial	IL

## Context & Background

- The subject site is located at 11561 – 132 Street in Bridgeview and has a site area of 0.28 hectares. The site is designated Industrial in the Official Community Plan and is zoned Special Industrial Zone (I-4) under Zoning By-law No. 5942.
- The subject site is adjacent to two (2) watercourses, a Class B (yellow-coded) ditch along 115B Avenue and a Class A/O (red-coded) ditch along 132 Street.
- The subject site is a City-owned property that is currently leased to the owner of the neighbouring property to the south (13175 – 115 Avenue), where they operate a truck repair (servicing)/wash business. The subject site is used for overflow truck parking for the truck repair/wash business.
- The business owner is seeking to expand the overflow truck parking area on the subject site, which will require additional fill to be added on the west portion of the lot.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject site has been leased by the City to the owner of the neighbouring lot to the south (13175 – 115 Avenue), to support their truck repair/wash business. The company is operating their business from an industrial building on the neighbouring lot, and use part of the subject lot for overflow truck parking.
- Truck parking (Transportation Industry) is not a permitted use in the I-4 Zone.
- The subject Temporary Use Permit (TUP) application has been submitted to address the non-compliance of the existing use and to allow the expansion of the use on site. The applicant acknowledges that the TUP is a temporary solution and are requesting the TUP to provide adequate time for them to purchase the subject site, and then to rezone, consolidate, and develop the site for truck parking through a future development application.
- The proposed truck parking use is considered to have merit, on an interim basis, to allow the subject business to continue to operate, and expand, while the owner works on pursuing rezoning and consolidation of the subject site, which will include necessary infrastructure upgrades.
- The applicant is proposing 13 truck parking stalls on the subject site. This will require adding fill within the western portion of the subject site to accommodate the increased truck parking. The truck access to the site will continue to be from 115 Avenue through the southern property.
- The Temporary Use Permit will only permit truck parking on the subject lot. Truck repair/wash activities will continue to be required to be undertaken within the existing building at 13175 – 115 Avenue.

## Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The subject site is designated "Industrial" in the OCP. The proposed interim use complies with the OCP designation, which is intended to support light and heavy industrial uses including manufacturing, warehouse, wholesale trade and equipment storage and repair, including transportation industry such as truck parking and truck repair/servicing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 21, 2020, and the Development Proposal Signs were installed on April 22, 2020. Staff received 1 response from a neighbouring property owner concerned about details of the proposal and if it will affect their business. Staff explained that the Temporary Use Permit application would allow for the continuation and expansion of the truck parking use that already exists on part of the subject site. No further concerns were raised by this neighbouring business.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of existing Class B (yellow-coded) and Class A/O (red-coded) watercourses. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 7 metres and a Class A/O (red-coded) watercourse requires a minimum streamside setback of 10 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.

- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Envirowest Consultants Ltd. and dated May 26, 2020 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

## TREES

- Corey Plester, 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
<b>Deciduous Trees</b>			
Horse Chestnut	1	1	0
Plum sp.	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Falsecypress	6	2	4
Norway Spruce	2	2	0
<b>Total</b>	<b>11</b>	<b>7</b>	<b>4</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>0</b>	
<b>Contribution to the Green City Program</b>		<b>\$5600.00</b>	

- The Arborist Assessment states that there is a total of 11 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees on site. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 14 replacement trees on the site. Since no replacement trees can be accommodated on the site, the deficit of 14 replacement trees will require a cash-in-lieu payment of \$5,600.00, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The applicants will be working to retain an additional 4 trees in the road right-of-way through the development application process, upon final approval from the City Arborist and staff from Parks, Recreation and Culture.
- In summary, a total of 0 trees are proposed to be retained or replaced on the site with a contribution of \$5,600.00 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

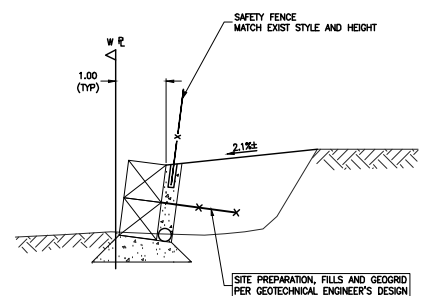
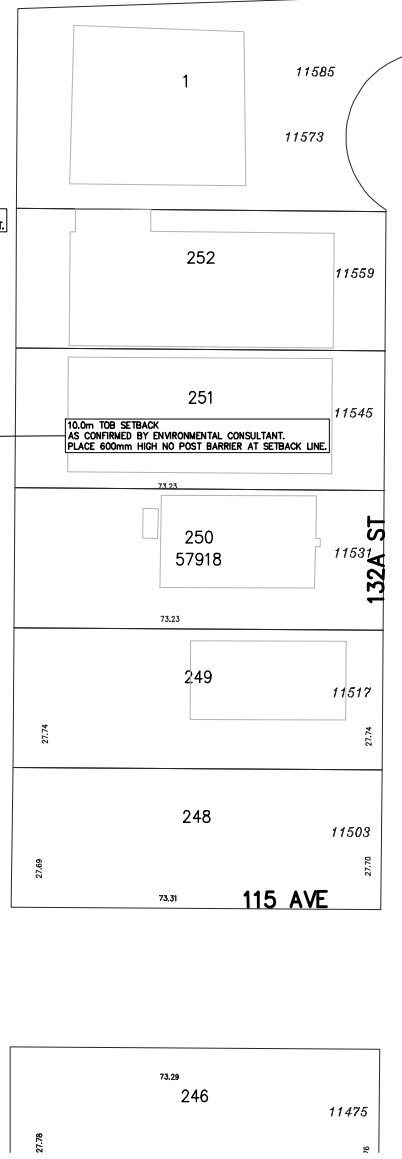
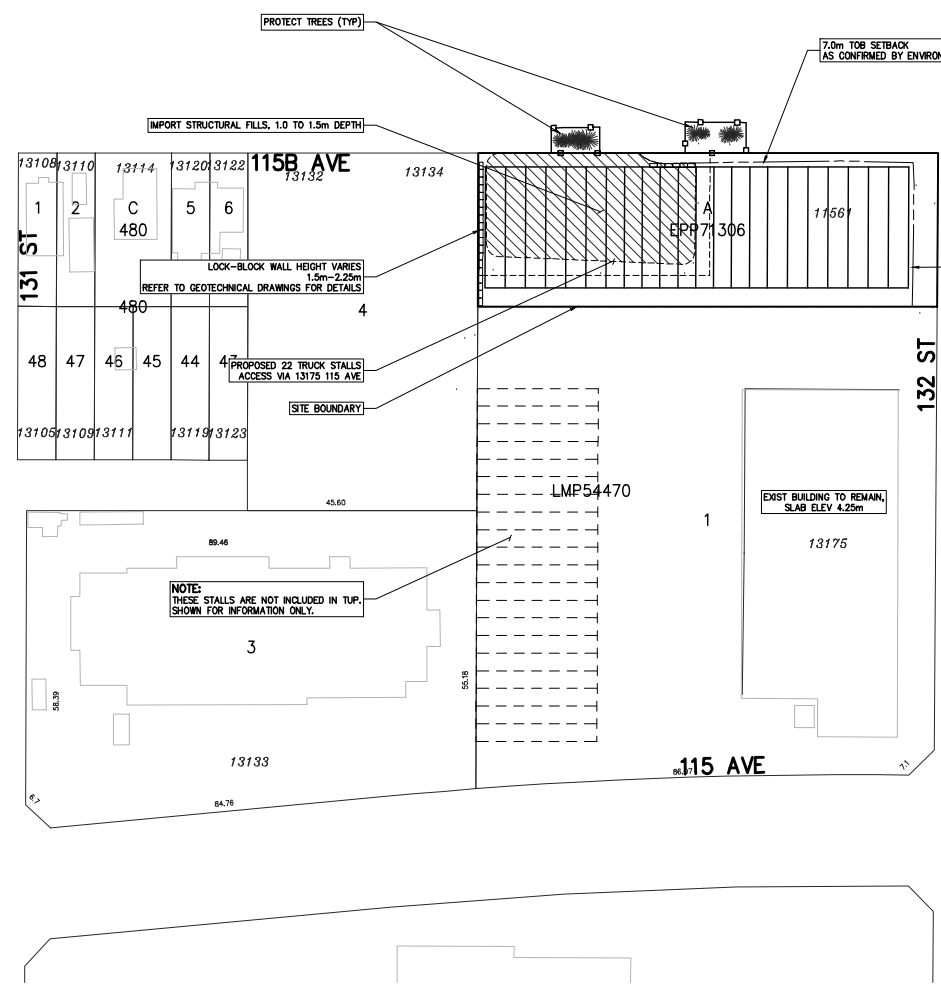
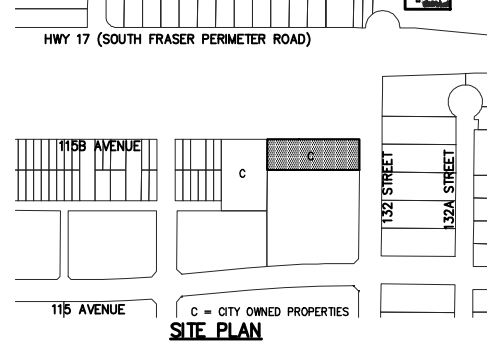
- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Temporary Use Permit No. 7919-0244-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SJ/cm

**BENCHMARK & CONTROL**  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5405  
 LOCATED AT THE C/A OF 112 AVENUE ACROSS FROM HOUSE #13055  
 ELEV. 37.429m (CVD28 CVRD-2005)  
**LEGAL DESCRIPTION OF PROPERTY**  
 LOT A, BLOCK 5N, SECTION 9, RANGE 2W, PLAN EPP71306, NWD



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



**H&J DHILLON PROPERTIES LTD. c/o ARLINGTON GROUP**  
 #1030-470 GRANVILLE STREET, VANCOUVER, BC V6C 1V5 PH: 604-683-1903  
**SITE PLAN - TUP**  
 LOCATED AT 11561 132 STREET, SURREY, BC

Scale: N.T.S.	Mun. Proj. No. 7919-0244-00	Dwg. No. A
Drawn: TWD	Mun. Dwg. No.	
Designed: PM		
P.W. P.L.I.	Job No. 19-3921	Of
Approved:	Date JULY /20	Revision

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## INTER-OFFICE MEMO

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

**FROM: Development Engineer, Engineering Department**

**DATE: July 07, 2020**                      **PROJECT FILE: 7819-0244-00**

---

**RE: Engineering Requirements (Industrial)  
Location: 11561 132 Street**

**TEMPORARY USE PERMIT**

The following options for access to the site are available and the applicant can choose one of the two options as a condition of issuance of the Temporary Use Permit:

- Option 1, requirement for access to 115 Avenue:
  - Register a reciprocal access easement on title of the subject lot and 13175 – 115 Avenue.
  - Close current access to 115B Avenue.
- Option 2, requirement for access to 115B Avenue:
  - Complete a geotechnical assessment to confirm that the pavement structure and condition of 115B Avenue and 132 Street from 115B Avenue to 115 Avenue meet the City standards.
  - Confirm by a topographic survey plan that 115B Avenue and 132 Street from 115B Avenue to 115 Avenue has a minimum pavement width of 7.0 m. Pavement widening will be required if the existing width does not meet the minimum standard. In consideration of the existing ditches along 115B Avenue & 132 Street which are required for stormwater storage, the required pavement width along 115B Avenue & 132 Street has been reduced from 8.0 m to 7.0 m.
  - Construct an interim 7.3 m driveway along 115B Avenue.

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

- Abandon existing water service connection to subject lot.
- Provide a storm service connection and water quality/sediment control inlet chamber to convey the on-site drainage. A restrictive covenant is required to be registered on the title of the land to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber.
- Inspect the existing culvert/headwalls at the existing driveway location to verify its condition and adequacy for the proposed use. Construct a new 600 mm culvert, if inspection deems necessary.
- Register a combined statutory right-of-way/ restrictive covenant for the class “B” & “A/o” ditch along 115B Avenue and 132 Street frontages.

The applicant is responsible for complying with all Federal and Provincial legislation including, but not limited to, The Provincial Riparian Areas Protection Act, Water Sustainability Act (WSA), Federal Fisheries Act, Etc. prior to any construction.

A Servicing Agreement may be required before the proposed Temporary Use Permit can be issued. If a Servicing Agreement is required, a processing fee of \$7,565.25 (GST included) will be required. Otherwise a processing fee of \$1,674.75 (GST included) to administer legal documents and applicable City Road and Right-of-Way Permit (CRRP) obtained through the front counter will be required.

Jeff Pang, P.Eng.  
Development Engineer  
SC

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: 19-0244-00

Address: 11561 132 Street Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	11
<b>Protected Trees to be Removed</b>	7
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	4
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14</li> </ul>	14
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

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

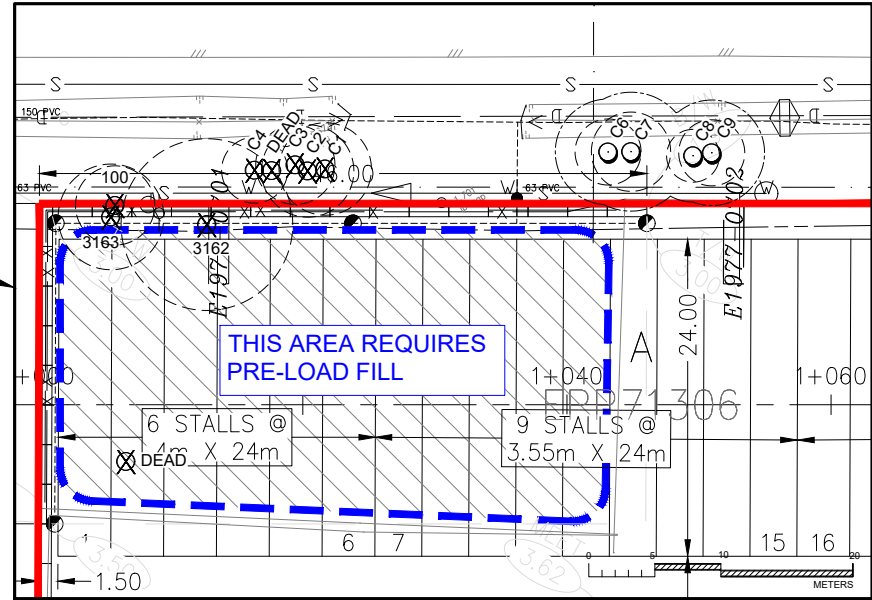
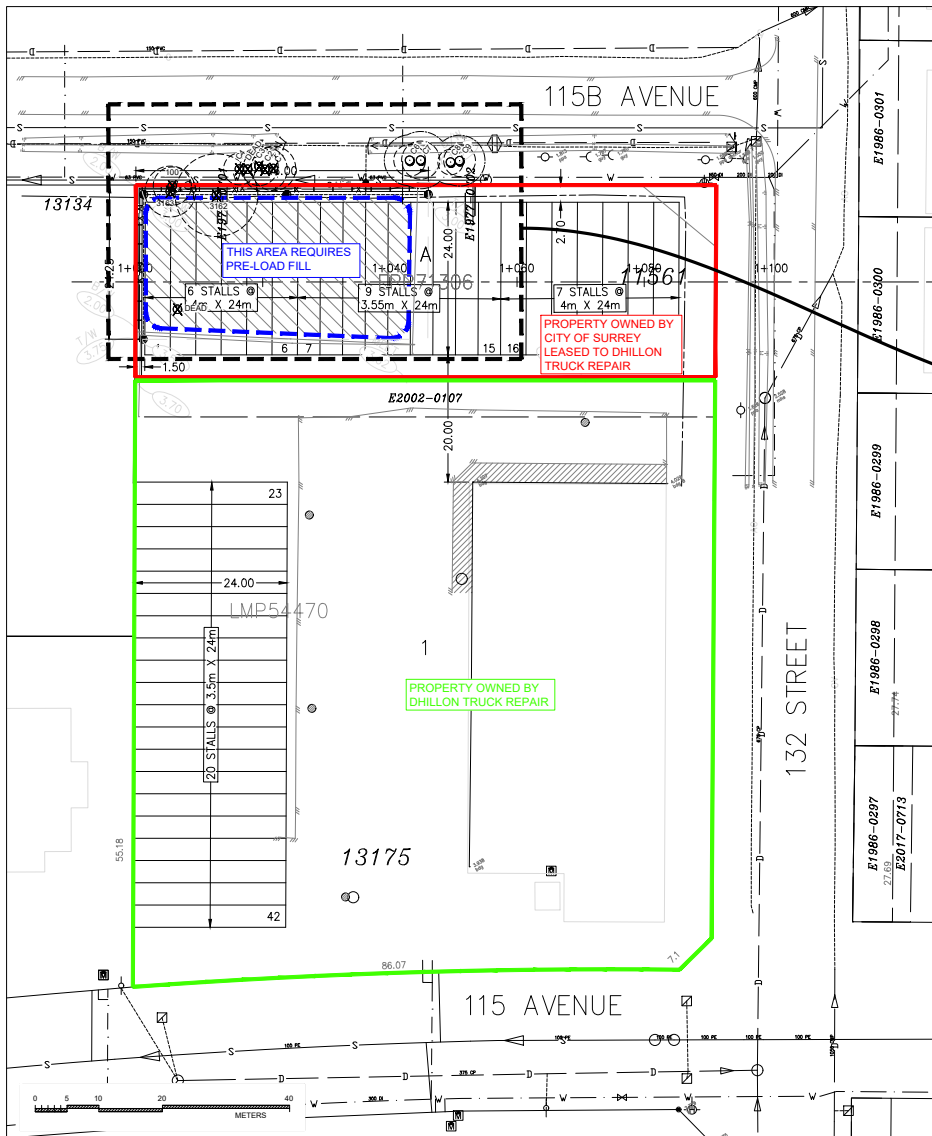
Signature of Arborist:

Date: September 23, 2019







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





**LEGEND**

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION
	1	OCT07/19	MK	DEVELOPMENT PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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**PROJECT TITLE**  
 11561 - 132 STREET  
 SURREY, B.C.

**SHEET TITLE**  
 T1 - TREE REMOVAL AND PRESERVATION PLAN

**CLIENT**

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** SEPTEMBER 19, 2019

**T-1**  
 SHEET 1 OF 2

## CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7919-0244-00

Issued To: City of Surrey  
(the "Owner")

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

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: 030-116-031  
Lot A Section 9 Block 5 North Range 2 West New Westminster District Plan EPP71306

11561 - 132 Street

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for truck parking, as shown on Schedule A.
5. The temporary use shall be carried out according to the following conditions:
  - Truck access shall only be from 115 Avenue through the adjacent property located at 13175 115 Avenue;
  - Conditions of the associated Sensitive Ecosystem Development Permit must be met; and
  - No truck washing or truck repair/servicing is permitted on the Land.

- 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 – Doug McCallum

\_\_\_\_\_  
City Clerk – Jennifer Ficocelli

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)

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.

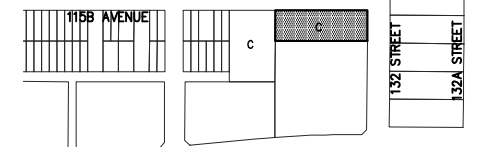
\_\_\_\_\_  
(Owner)

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

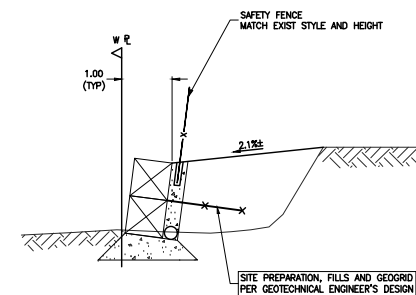
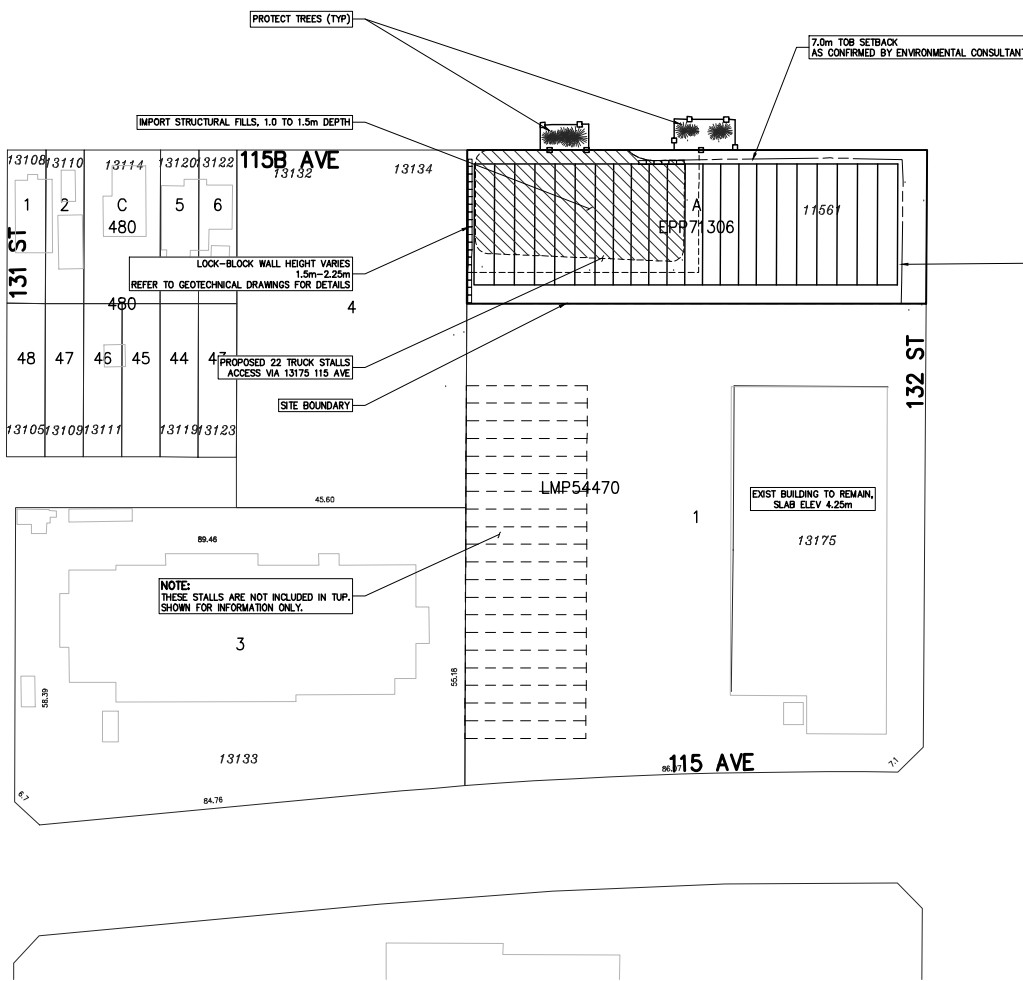
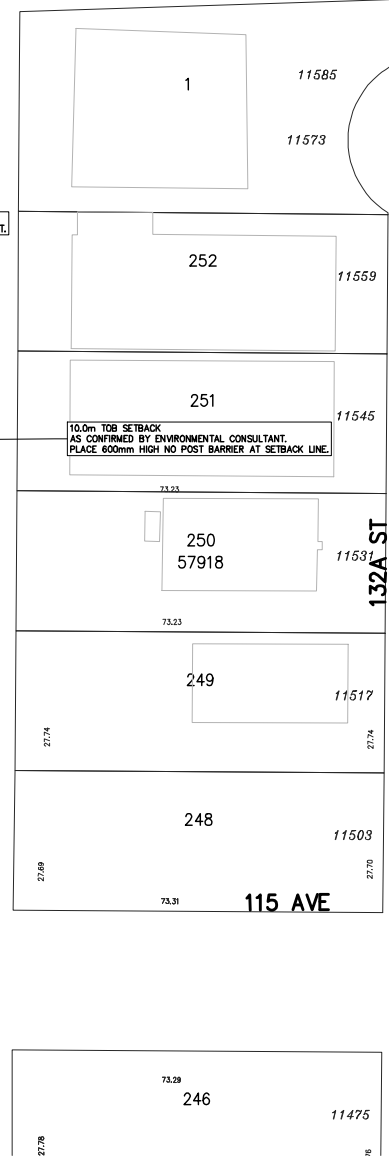
**BENCHMARK & CONTROL**  
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 ELEV. 37.429m (CVD28 CVD-2005)  
**LEGAL DESCRIPTION OF PROPERTY**  
 LOT A, BLOCK 5N, SECTION 9, RANGE 2W, PLAN EPP71306, NWD



HWY 17 (SOUTH FRASER PERIMETER ROAD)



115 AVENUE C = CITY OWNED PROPERTIES  
**SITE PLAN**



**LOCK-BLOCK WALL TYPICAL DETAIL**  
 N.T.S.

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



**H&J DHILLON PROPERTIES LTD. c/o ARLINGTON GROUP**  
 #1030-470 GRANVILLE STREET, VANCOUVER, BC V6C 1V5 PH: 604-683-1903  
**SITE PLAN - TUP**  
 LOCATED AT 11561 132 STREET, SURREY, BC

Scale: N.T.S.	Mun. Proj. No. 7919-0244-00	Dwg. No. A
Drawn: TWD	Mun. Dwg. No.	Of
Designed: PM	Job No. 19-3921	Of
P.W. P.L.	Date JULY /20	Revision
Approved:		destroy all prints bearing previous number

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