

PROPOSAL:

- **Development Permit** for Sensitive Ecosystems.
 to allow for a Sensitive Ecosystem Development Permit associated with a temporary truck parking facility.

LOCATION:

17709 - 96 Avenue
 17649 - 96 Avenue
 17710 - 97 Avenue

ZONING:

RA

OCP DESIGNATION:

Mixed Employment

NCP DESIGNATION:

Light Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposed Sensitive Ecosystem Development Permit (SEDP) is a condition and is running in conjunction with an in-stream Temporary Use Permit for truck parking on the subject lot.
- The project Qualified Environmental Professional (QEP) submitted a landscape plan to improve and safeguard the riparian ecosystem adjacent to the developable portion of the site with a vegetated buffer. The proposed additional trees to augment the buffer include 8 native tree species consisting of firs, maples, cherry, hawthorn and ash. The applicant is also proposing to retain 12 existing mature trees.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0234-00 for Sensitive Ecosystems (Streamside Areas).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized Sensitive Ecosystem Development Plan to the satisfaction of City staff;
 - (b) 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
 - (c) completion of all conditions of approval identified in the original Planning Report for Temporary Use Permit Application No. 7922-0234-00 dated October 3, 2022.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Treed lots with older dwellings. Temporary Use Permit 7922-0234-00 supported by Council on November 12, 2022.	Light Industrial	RA
North (Across 97 Avenue):	Single family dwellings.	Light Industrial	RA
East:	Single family dwellings.	Light Industrial	RA
South (Across 96 Avenue):	Single family dwellings and a vacant lot.	Light Industrial	RA
West:	Single family dwelling and a vacant lot.	Light Industrial	RA

Context & Background

- The 1.65-hectare subject site is comprised of three properties located at 17649 to 17709 - 96 Avenue and 17710 - 97 Avenue in Anniedale-Tynehead. All three properties are zoned "One-Acre Residential Zone (RA)" and are designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and designated "Mixed Employment" in the Official Community Plan (OCP).
- Application No. 7922-0234 for a Temporary Use Permit (TUP) to allow the parking of approximately 59 oversized trucks that exceed 5,000 kilograms (11,000 lbs.) G.V.W. for a period of three years went to Council for introduction on October 3, 2022 and after Public Notification was supported by Council on November 14, 2022.

- One of the conditions of the TUP approval is a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and issued for the watercourse/ditch along the southern property line (see Appendix I). Usually, standalone SEDP applications would be issued by staff but as the SEDP is associated with an in-stream application, the SEDP requires Council Approval prior to issuance.

DEVELOPMENT PROPOSAL

Referrals

Engineering:	The Engineering Department has no objection to the SEDP.
Parks, Recreation & Culture:	No concerns.

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 an existing Class B (yellow-coded) ditch which flows along the south property line. 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) ditch requires a minimum streamside setback of 7 metres, as measured from the top of bank. The proposed setbacks (Appendix I) 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.
- The project QEP submitted a landscape plan to improve and safeguard the riparian ecosystem adjacent to the developable portion of the site with a vegetated buffer. The proposed additional trees to augment the buffer include 8 native tree species consisting of firs, maples, cherry, hawthorn and ash. The applicant is also proposing to retain 12 existing mature trees.
- An Ecosystem Development Plan, prepared by Alexander Drake, *R.P. Bio.*, of Phoenix Environmental Services Ltd. and dated February 2023 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.

INFORMATION ATTACHED TO THIS REPORT

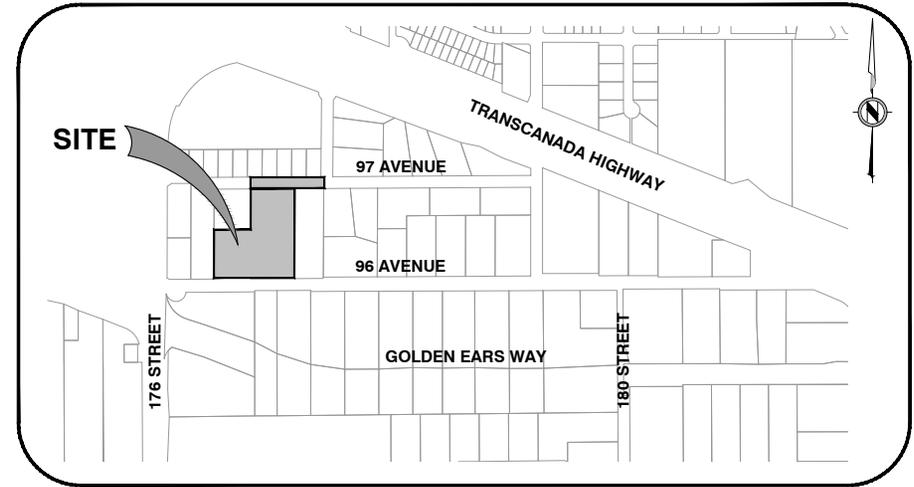
The following information is attached to this Report:

- Appendix I. Site Plan and Landscape Plans
- Appendix II. original Planning Report for Temporary Use Permit Application No. 7922-0234-00 dated October 3, 2022

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/ar



SITE PLAN
N.T.S.

DRAWING INDEX

22-082	01	COVER SHEET
22-082	03	OVERALL KEY PLAN
22-082	04	PRELIMINARY SERVICING PLAN
22-082	05	PRELIMINARY GRADING PLAN
22-082	06	ROADWORKS - 97 AVENUE

CLIENT:

RAI EXPRESS LINES (1214081 BC LTD.)

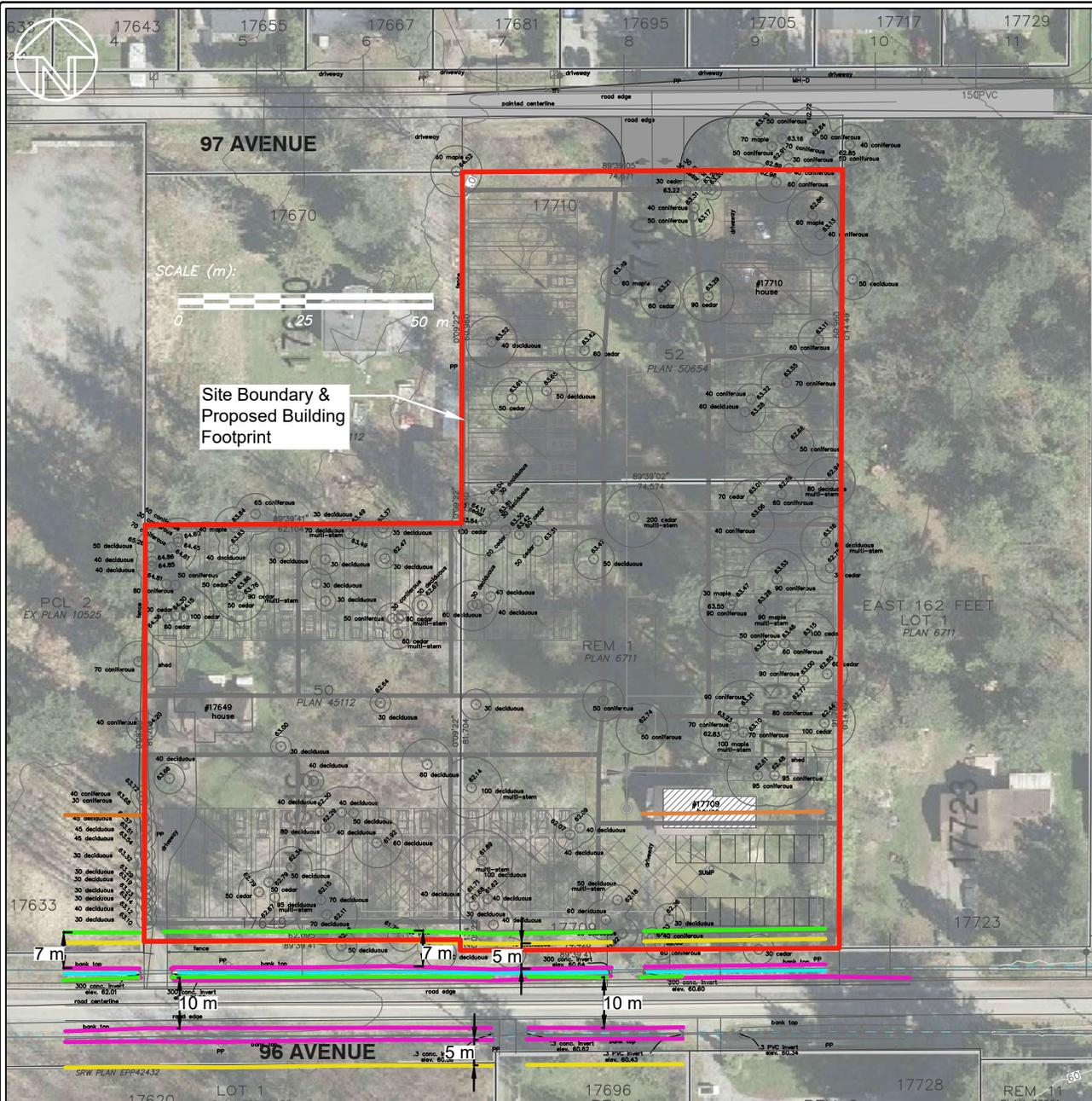
#125 7475 135 STREET, SURREY, BC V3W 0M8

PROJECT:

TEMPORARY USE PERMIT

17709, 17649 96 AVENUE & 17710 97 AVENUE, SURREY, BC

SURREY PROJECT No. 7822-0234-00
APLIN & MARTIN PROJECT No. 22-082



LEGEND

- Site Boundary
- Surveyed Watercourse
- Surveyed Top of Bank (TOB)
- Streamside Protection & Enhancement Area (SPEA) 5 m from TOB
- City Setback

Setback Map

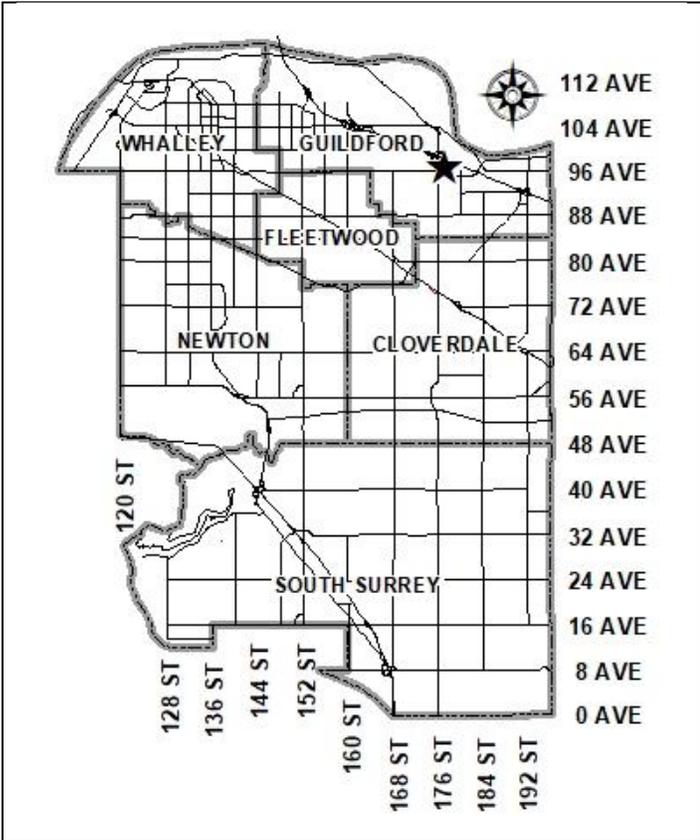
1214081 BC LTD.
 Proposed Development
 17649 - 17709 96 Ave, Surrey, BC



Appendix II

City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7922-0234-00

Planning Report Date: October 3, 2022



PROPOSAL:

- **Temporary Use Permit**

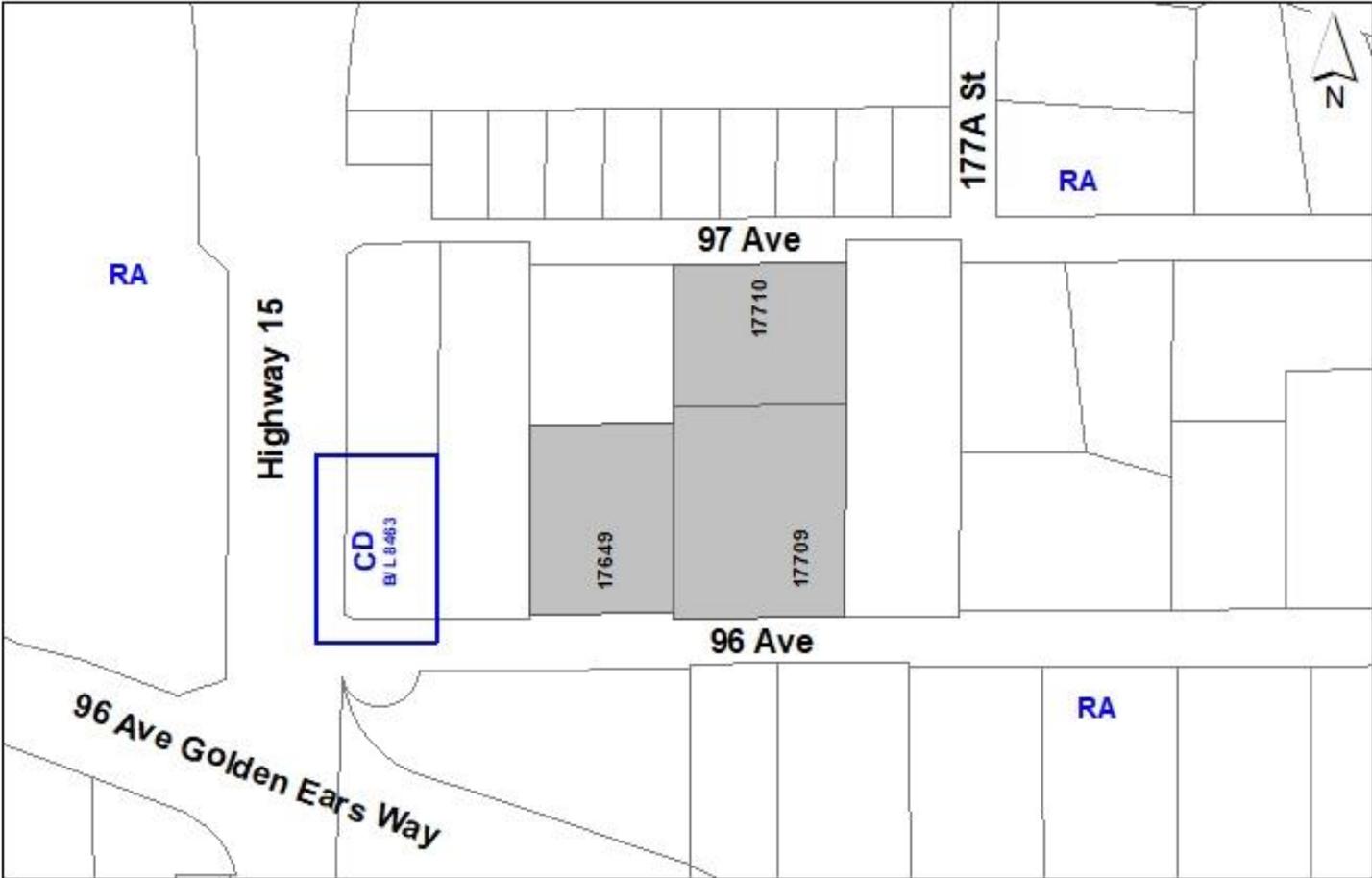
to permit the temporary use of the site for truck parking for a period not to exceed three years.

LOCATION: 17709 - 96 Avenue
 17649 - 96 Avenue
 17710 - 97 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Light Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to temporarily use the subject site for truck parking.
- The proposed truck parking use is not permitted in the RA Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment.
- The applicant has committed to completing all required road pavement widening and upgrades along 97 Avenue, 179 Street, 96 Avenue, and 180 Street to provide truck access (8.0 metres pavement) from the site through to Golden Ears Way at 180 Street as a condition of TUP issuance.
- The applicant has submitted an application (Development Application No. 7922-0260-00) for Rezoning and Development Permit illustrating how they envision ultimately redeveloping the site in accordance with the Light Industrial designation in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- The proposal will assist in providing much-needed authorized truck parking spaces in the City.
- The site is in close proximity to major truck routes, including Highway No. 17 (South Fraser Perimeter Road), Highway No. 15 (176 Street), Highway No. 1, and Golden Ears Way
- Tree preservation has been accommodated with the retention of two large groves of trees (approximately 47 trees).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7922-0234-00 (Appendix V) to proceed to Public Notification.
2. 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) completion of required road pavement widening and upgrades along 97 Avenue, 179 Street, 96 Avenue, and 180 Street to provide truck access (8.0 metres pavement) from the site through to Golden Ears Way at 180 Street.
 - (c) registration of a Section 219 Restrictive Covenant to restrict access from 97 Avenue to left-in and right-out;
 - (d) registration of a Section 219 Restrictive Covenant to restrict access from 96 Avenue to passenger vehicles only;
 - (e) Input from the Ministry of Transportation & Infrastructure;
 - (f) input from TransLink;
 - (g) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (i) installation and subsequent inspection and approval of all required landscape screening and fencing works along all sides of the property, to the satisfaction of the General Manager, Planning & Development;
 - (j) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;
 - (k) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes; and
 - (l) a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and subsequently issued for the watercourse along the southern property line.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Treed lots with older dwellings.	Light Industrial	RA
North (Across 97 Avenue):	Single family dwellings.	Light Industrial	RA
East:	Single family dwellings.	Light Industrial	RA
South (Across 96 Avenue):	Single family dwellings and a vacant lot.	Light Industrial	RA
West:	Single family dwelling and a vacant lot.	Light Industrial	RA

Context & Background

- The 1.65-hectare subject site is comprised of three properties located at 17649 to 17709 - 96 Avenue and 17710 - 97 Avenue in Anniedale-Tynehead. All three properties are zoned "One-Acre Residential Zone (RA)" and are designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and designated "Mixed Employment" in the Official Community Plan (OCP).
- All three properties are treed residential properties with older single family homes.
- The Planning & Development Department has received various proposals and inquiries for temporary truck parking and outdoor storage over the past few years in this area of Anniedale-Tynehead. Most of these proposals and inquiries have not been supported as the existing road network is not conducive to truck traffic and the upgrade costs were seen as prohibitive for a temporary use proposal.
- The applicant for the subject proposal is working together with the applicant for the proposed Temporary Use Permit (TUP) No. 7922-0147-00, located at 9744 - 176 Street, approximately 120 metres to the north, which received preliminary support from Council on August 8, 2022. TUP No. 7922-0147-00 and included a commitment to undertake the necessary road improvements to accommodate truck traffic as a condition of TUP issuance.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant (Rai Express Lines) has applied for a Temporary Use Permit (TUP) to allow the parking of approximately 59 oversized trucks that exceed 5,000 kilograms (11,000 lbs.) G.V.W. for a period of three years.

- The proposed 3-year TUP will be valid from the date of approval. A TUP can be extended only once for a further maximum 3-year period subject to Council approval. The applicant is aware of this timeline and has indicated that their plan is to redevelop the property in accordance with the Anniedale-Tynehead NCP (see Appendix III for Future Development Concept).
- The applicant has provided a site plan for the proposed truck parking that includes the following:
 - parking spaces for approximately 59 oversized trucks and trailers;
 - the applicant proposes a 11-metre wide drive aisle located along the north property line;
 - the applicant proposes to demolish two of the existing homes while retaining the existing home in the southeast corner of the site (17709 – 97 Avenue) as an office space and washroom facilities for the proposed temporary use;
 - landscape screening and fencing is proposed to complement existing trees around the perimeter of the site; and
 - passenger vehicle parking for approximately 19 vehicles in the southeast corner of the site which will be fenced off from the truck parking portion of the site.
- Truck access will be from 97 Avenue along the northern property line. As noted above, the applicant is required to complete required road pavement widening and upgrades along 97 Avenue, 179 Street, 96 Avenue, and 180 Street to provide truck access (8.0 metres pavement) from the site through to Golden Ears Way at 180 Street (approximately 740 metres of road works).
- The applicant is proposing a passenger/staff vehicle parking area for approximately 19 vehicles which will be accessed from 96 Avenue. The passenger vehicle parking area will be fenced off from the truck parking area to meet CTPAT border crossing requirements
- The subject site has substantial tree coverage, and the applicant proposes to retain approximately 47 trees along the north, south and west property lines.
- The applicant is proposing to erect an 8 ft. tall black chain link fence with privacy slats along the east and west lot line to screen the use from existing residential properties.
- The applicant has committed to continue to work with staff on the proposed landscaping and fencing details to ensure appropriate buffering as a condition of TUP issuance (should Council support the proposed temporary use). The landscaping and fencing will be required to be installed and inspected prior to TUP issuance and securities would be collected to ensure the landscaping and fencing is maintained over the course of the TUP.
- The proposed temporary truck parking use will allow for the interim use of the land until it is economically viable for redevelopment.
- The proposed temporary truck parking use will assist in providing much-needed authorized truck parking spaces and outdoor storage space in the City.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	No trees or vegetation are to be removed from road right-of-way without pre-approval by Parks.
Ministry of Transportation & Infrastructure (MOTI):	Comments from MOTI are pending and will need to be addressed as a condition of TUP issuance.
TransLink:	Comments from TransLink are pending and will need to be addressed as a condition of TUP issuance.

Transportation Considerations

- As a condition of the TUP and Servicing Agreement, the road network must be upgraded to acceptable standards to access Golden Ears Way and 180 Street. The work is expected to be carried out by development applications 7922-0247-00 (subject application) and 7922-0147-00 (application to the north at 9744 – 176 Street).
- No truck access is allowed along 96 Avenue. The driveway entrance will be designed to only allow for passenger vehicles. A restrictive covenant will also be registered on site to prohibit trucks from using this access.
- The 97 Avenue entrance will be designed so trucks will not be able to turn left (to prevent driving west) out of the site. A left-in and right-out restrictive covenant will be registered on title.

Natural Area Considerations

- A Class B (yellow-coded) ditch is located along the southern frontage along the 96 Avenue frontage of the subject site. The ditch is considered a stream under the provincial Riparian Areas Protection Regulations (RAPR).
- An assessment of the ditch was also provided to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development Contacts (FLNRORD) who are still reviewing the assessment.
- 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, as measured from the top of bank. The proposed setbacks complies with the requirements outlined in the Zoning By-law.

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of the existing Class B (yellow-coded) watercourse which flows within the ditch to the south of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- The Ecosystem Development Plan is a condition of the issuance of the Temporary Use Permit. The finalized report and recommendations will be considered by Council in a subsequent report as part of a separate Development Permit for a Sensitive Ecosystems Development Permit Area (DPA).

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated as "Mixed Employment" in the OCP. The proposed interim use complies with the OCP designation, which accommodates light industrial uses.

Secondary Plans

Land Use Designation

- The subject site is designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Light Industrial designation is intended for manufacturing, processing, warehousing, and distribution of goods in an industrial park development.
- The proposed temporary use is considered to be supportable as it will allow an authorized, interim use of the land until it is economically viable for redevelopment, and the applicant has submitted a concept plan for how they envision redeveloping the site in accordance with the Anniedale-Tynehead NCP.
- In addition, the temporary use will assist in providing much-needed authorized truck parking spaces and outdoor storage in the City.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 30, 2022, and the Development Proposal Signs were installed on August 31, 2022. Staff received responses from neighbours (*staff comments in italics*) as well as 9 form letters in support from staff of Rai Trucking:
 - The portion of 97 Avenue fronting the site and to the east is too narrow for trucks to operate safely.

(A requirement of the application will be that the applicant upgrade and widen roads leading to the site.)

- Long haul trucking operations can arrive and leave at all hours of the night which will lead to increased noise complaints in the area.

(The applicant has responded that approximately 8 to 10 trips, (4 - 5 leaving and 4 - 5 returning), will be generated daily from the site. The applicant has responded that no trips will occur on the weekends and hours of operation will be 8 am to 5 pm. Hours of operation have been included in the TUP document)

- Increased truck traffic at the intersection of Highway No. 15 and Golden Ears Way is making the intersection more dangerous as trucks need to cross multiple lanes over a short distance to turn.

(The proposed truck park has been referred to MOTI and TransLink, whom control the intersection at Highway No. 15 and Golden Ears Way.)

- Realtors representing some of the truck parks in the area are harassing residents in the neighbourhood to encourage selling of properties.

(Residents have been encouraged to file reports with the British Columbia Real Estate Association and Fraser Valley Real Estate Board.)

- Concerns about the introduction of another large truck park into the neighbourhood. The existing roads and intersection at 180 Street and Golden Ears Way cannot support the increased traffic.

(Staff will be monitoring truck parking applications in the subject area and will seek input from MOTI and Translink. Additional TUP applications may require a more formal study prior to being considered by Council.)

- The proposed truck park is not suitable for a residential property. Can properties be used for other less intensive revenue generating uses rather than truck parks.

(Staff have supported Temporary Use Permits for uses other than truck parking, however there is a significant demand for truck parking sites in proximity to major transportation routes.)

- Some homes in the neighbourhood shake as trucks drive by. Will road upgrades remedy the vibrations?

(In the long term, as this area is designated for Light Industrial uses, it is anticipated that these single family lots will be redeveloped, and the road network will be substantially upgraded. However, in the interim, road upgrading and widening will likely not improve vibrations experienced by residents.)

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree consulting Arborists 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	27	23	4

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big leaf maple	18	10	8
Cherry	3	3	0
Holly	1	0	1
Lombardy poplar	11	0	11
Birch	2	1	1
Coniferous Trees			
Spruce	3	0	3
Cedar	1	0	1
Douglas Fir	30	17	13
Pine	4	0	4
Western Red Cedar	31	26	5
Total (excluding Alder and Cottonwood Trees)	104	57	47
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		44	
Total Retained and Replacement Trees		91	
Contribution to the Green City Program		135	

- The Arborist Assessment states that there are a total of 104 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-six (36) existing trees, approximately 26% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 47 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 145 replacement trees on the site. Since only 44 replacement trees can be accommodated on the site, the deficit of 101 replacement trees will require a cash-in-lieu payment of \$55,550, representing \$550 per tree (for applications received 2021 and later), to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Fir, Maple, Cherry, Hawthorn, Spruce, Pine, and Pin Oak.
- In summary, a total of 91 trees are proposed to be retained or replaced on the site with a contribution of \$55,550 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

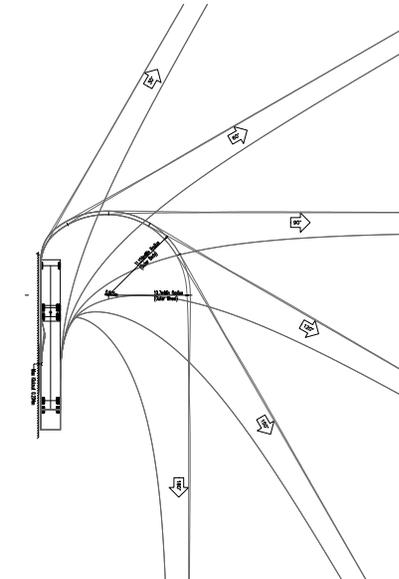
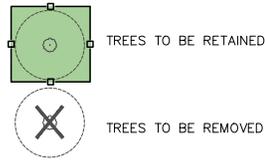
- Appendix I. Site Plan and Landscape Plan
- Appendix II. Engineering Summary
- Appendix III. Future Development Concept
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Temporary Use Permit No. 7922-0234-00

approved by Ron Gill

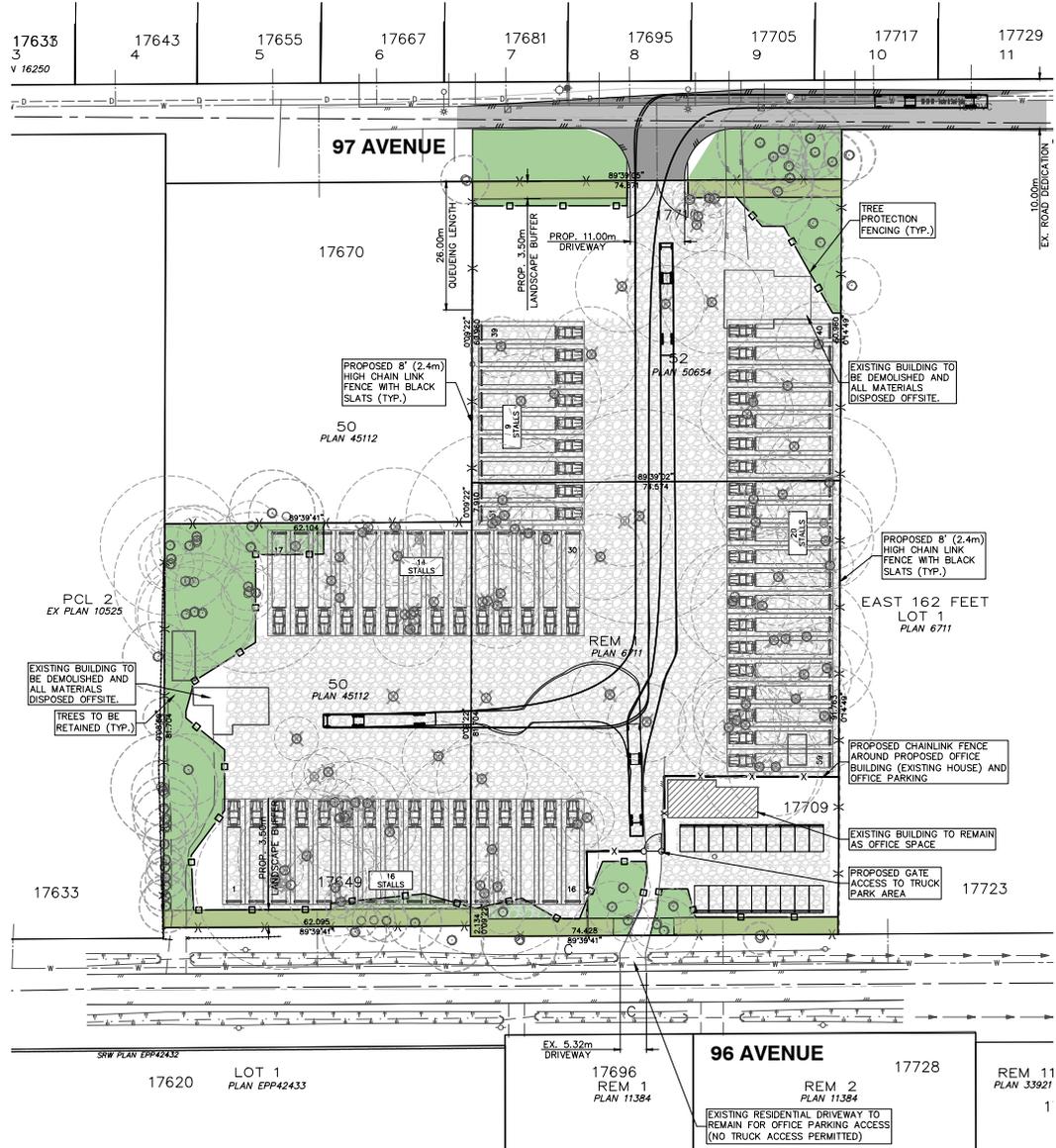
Jeff Arason
Acting General Manager
Planning and Development

JKS/cm

LEGEND



WB-20-90 - Tractor & Semi-Trailer
 Overall Length 22.700m
 Overall Width 2.600m
 Overall Body Height 3.730m
 Min Body Ground Clearance 0.435m
 Track Width 2.600m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 10.700m



LEGAL DESCRIPTION: -

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
4	96 AVENUE SCOPE REMOVED	AP	RMS	08/24/22	JJB
3	PROPOSED COST SHARING - FOR DISCUSSION	WW	ML	03/04/22	JJB
2	UPDATED SITE PLAN	WW	RMS	07/14/22	JJB
1	TUP APPLICATION SUBMITTED	MUC	HH	05/20/22	JJB

DEVELOPER: **RAI EXPRESS LINES (1214081 BC LTD.)**
 #125 - 7478 136 STREET, SURREY, BC V3W 0M8

PROJECT: **TEMPORARY USE PERMIT**
 17709 / 17649 96 AVENUE, AND 17710 97 AVENUE, SURREY, BC

THE location of existing underground utilities shall be shown in an appropriate way only, and how and from whom the utility provider is to be contacted shall be determined by the contractor and shall determine the exact location of all existing utilities before commencing work, and the contractor shall be fully responsible for any and all damage which may be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE: **TUP - KEY PLAN**

PROJECT NO. **7822-0234-00**

DRAWING NO. **22-082- 02**

SCALE: **HORIZ: 1:500**
VERT: N/A

A & M DRAWING NO. **22-082- 02**

DESIGN: HH CHECK: HH
 DRAWN: MJC APPR: JJB

A & M FILE: **22-082**

DRAWING DATE: **APRIL 2022**

SHEET NO. **02** OF **09**

REV. **4**

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

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

DATE: **September 12, 2022** PROJECT FILE: **7822-0234-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17649/17709 96 Ave and 17710 97 Ave**

TEMPORARY USE PERMIT

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

- Construct 97 Ave road improvements from the site to 177A St.
- Prohibit trucks from entering 97 Ave from Hwy 15. Consult MoTI for appropriate treatment.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Provide an adequately sized metered water service connection from 96 Ave and abandon redundant connections.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event.
- Construct on-site water quality treatment features.
- Register a restrictive covenant to restrict 97 Ave access to trucks and left-in right-out only, on-site stormwater mitigation and on-site water quality.
- Provide bonding for all Works & Services required under TUP and Servicing Agreement 7822-0147-00.

A Servicing Agreement is required prior to issuance of the Temporary Use Permit (TUP).

BUILDING PERMIT

The following are to be addressed as a condition of the subsequent Building Permit:

- Any proposed on-site septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority. Register restrictive covenant for the protection and maintenance of the onsite septic system, along with requirement to decommission the septic tank once sanitary frontage is available. A new sanitary connection to the sanitary main will be required, and any latecomer or DWA charges, LAS or DCC fees will be applicable at time of connection.



Jeff Pang, P.Eng.
Development Services Manager

DJS

Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	9	8	1
Cottonwood	27	23	4
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	18	10	8
Cherry	3	3	0
Holly	1	0	1
Lombardy Poplar	11	0	11
Birch	2	1	1
Coniferous Trees			
Spruce	3	0	3
Cypress	1	0	1
Douglas Fir	30	17	13
Pine	4	0	4
Western Red Cedar	31	26	5
Total (excluding Alder and Cottonwood Trees)	104	57	47
Additional [Estimated] Trees in the proposed [Open Space / Riparian Area]			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
Total Retained and Replacement Trees			
Contribution to the Green City Program			

Tree Preservation Summary

Surrey Project No:

Address: 17649 & 17790 96 Avenue, & 17710 97 Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd.

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	140	Protected Trees Identified	4
Protected Trees to be Removed	88	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	52	Protected Trees to be Retained	-
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 31 X one (1) = 31	145	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
- All other species to be removed (2:1) 57 X two (2) = 114		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	0	Replacement Trees Proposed	-
Replacement Trees in Deficit	145	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

Date September 6, 2022

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

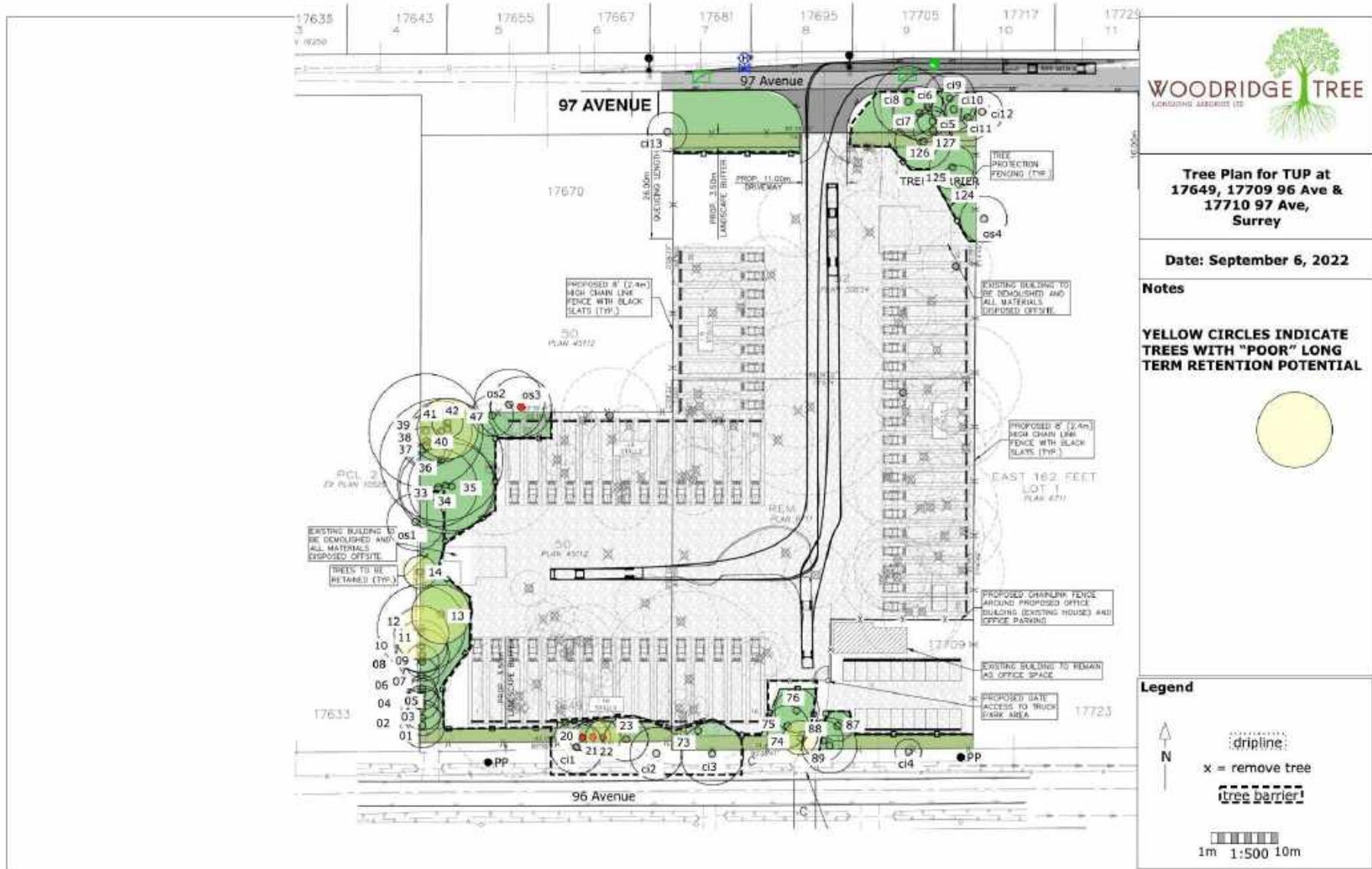
I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our office.

 Adrian Szabunio Diploma in Civil Engineering Technology ISA Certified Arborist ISA Tree Risk Assessment Qualified PR 5079A adrian@woodridgetree.com	 Terry Thrale ISA Certified Arborist and Tree Risk Assessor PN 6766A Woodridge Tree Consulting Arborists Ltd terry@woodridgetree.com 778-847-0669
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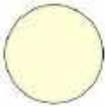


**Tree Plan for TUP at
17649, 17709 96 Ave &
17710 97 Ave,
Surrey**

Date: September 6, 2022

Notes

**YELLOW CIRCLES INDICATE
TREES WITH "POOR" LONG
TERM RETENTION POTENTIAL**



Legend

↑ N

dripline

x = remove tree

tree barrier

1m 1:500 10m

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7922-0234-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 001-117-459

Lot 1 Except: Firstly: The East 162 Feet and Secondly: Part Subdivided
By Plan 50654; District Lot 390A Group 2 New Westminster District Plan 6711

17709 - 96 Avenue

Parcel Identifier: 004-330-307

Lot 50 District Lot 390A Group 2 New Westminster District Plan 45112

17649 - 96 Avenue

Parcel Identifier: 004-147-782

Lot 52 District Lot 390A Group 2 New Westminster District Plan 50654

17710 - 97 Avenue

(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 49 vehicles exceeding 5,000 kilograms G.V.W with the access and the location of the structures, and landscaping and fencing, substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) Trucks using the temporary truck parking facility are limited to using the route stipulated on Schedule C;
 - (b) No refrigerated truck units shall park on the site at any time;
 - (c) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
 - (d) Hours of operation shall be Monday to Friday from 8:00 am to 5:00 pm with no trucks to leave or enter the site on weekends;
 - (e) Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning & Development with a minimum of one such facility on site; and
 - (f) the following activities are prohibited on the land:
 - i. vehicle washing
 - ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43
 - iii. truck fuel storage or refuelling
 - iv. storage of waste petroleum fluids
 - v. parking or storage of vehicles containing Dangerous Goods as defined by the *Transport of Dangerous Goods Act* R.S.B.C. 1996, Chapter 458.
6. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule B (the "Pre-Servicing Requirements") which is attached hereto and forms part of this permit, have been completed and will be maintained for the duration of the Temporary Use Permit.
7. The temporary use shall be carried out according to the following conditions:

8. 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 \$ _____

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$ _____

The Security is for:

- i. Works _____
- ii. Landscaping _____

9. (a) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (b) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned;
- ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
- iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
10. 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.
11. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

12. This temporary use permit is not transferable.
13. 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)

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
2	22 SEP 13	REVISE PER UPDATED ARBORIST REPORT	SA
1	22 SEP 13	REVISE PER NEW SITE PLAN/TREE RETENTION	SA

CLIENT:

RAI EXPRESS LINES LTD.

PROJECT:

TEMPORARY USE PERMIT
11709, 17649, 17710 - 97 AVENUE
SURREY, BC

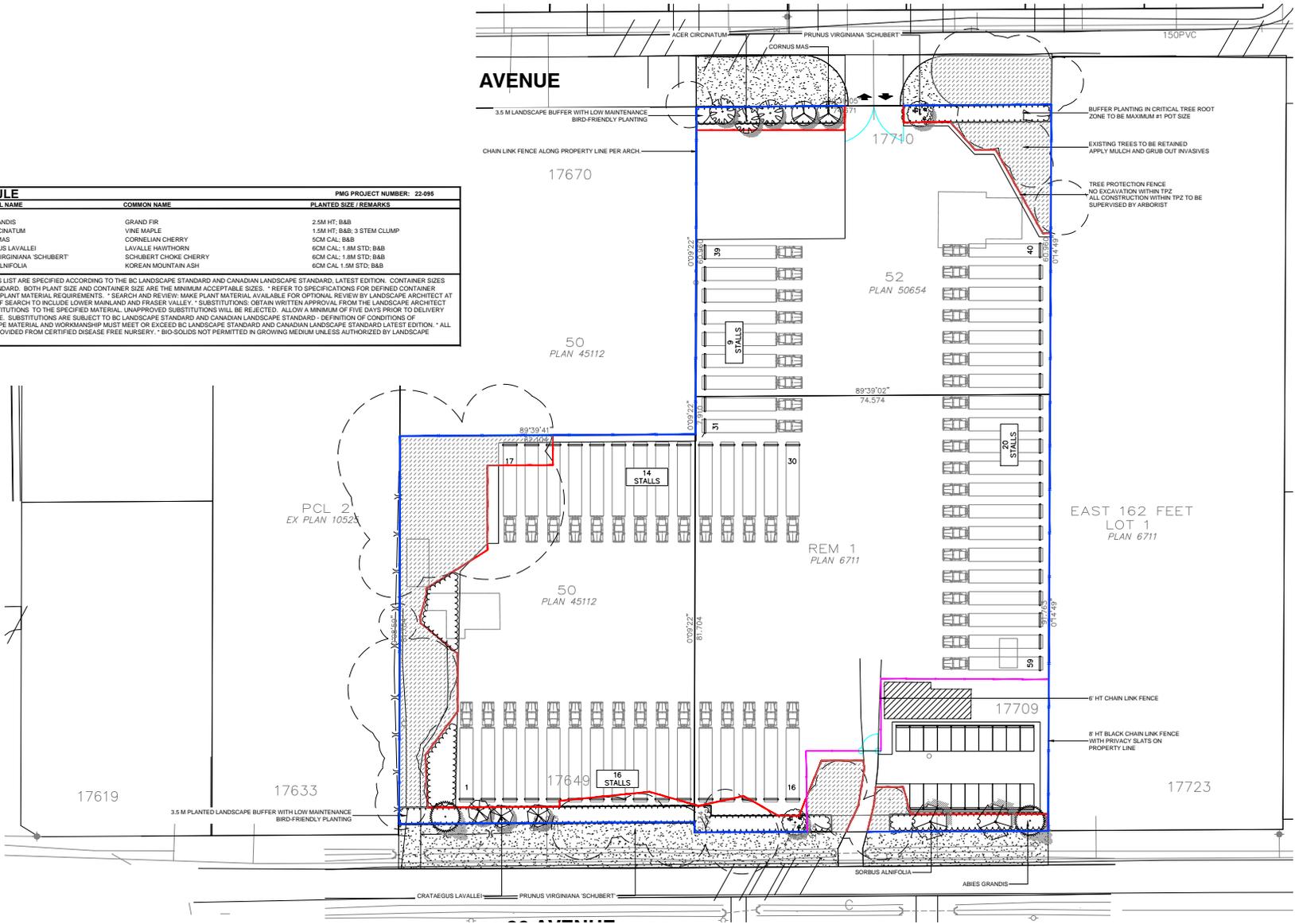
DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22 JUL 14 DRAWING NUMBER:
SCALE: 1/32" = 1'-0"
DRAWN: SA
DESIGN: SA
CHKD: RK

L1
OF 2

PLANT SCHEDULE				PMG PROJECT NUMBER: 22-095
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	ABIES GRANDIS	GRAND FIR	2.5M HT; BAB
	3	ACER CIRCINATUM	VINE MAPLE	1.5M HT; BAB; 3 STEM CLUMP
	2	CORNUS MAS	CORNELIAN CHERRY	5CM CAL; BAB
	3	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	6CM CAL; 1.9M STD; BAB
	2	PRUNUS VIRGINIANA SCHUBERT	SCHUBERT CHOKE CHERRY	6CM CAL; 1.9M STD; BAB
	2	SORBUS ALNIFOLIA	KOREAN MOUNTAIN ASH	6CM CAL; 1.9M STD; BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY - SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: September 12, 2022 **PROJECT FILE: 7822-0234-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 17649/17709 96 Ave and 17710 97 Ave**

TEMPORARY USE PERMIT

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

- Construct 97 Ave road improvements from the site to 177A St.
- Prohibit trucks from entering 97 Ave from Hwy 15. Consult MoTI for appropriate treatment.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Provide an adequately sized metered water service connection from 96 Ave and abandon redundant connections.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event.
- Construct on-site water quality treatment features.
- Register a restrictive covenant to restrict 97 Ave access to trucks and left-in right-out only, on-site stormwater mitigation and on-site water quality.
- Provide bonding for all Works & Services required under TUP and Servicing Agreement 7822-0147-00.

A Servicing Agreement is required prior to issuance of the Temporary Use Permit (TUP).

BUILDING PERMIT

The following are to be addressed as a condition of the subsequent Building Permit:

- Any proposed on-site septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority. Register restrictive covenant for the protection and maintenance of the onsite septic system, along with requirement to decommission the septic tank once sanitary frontage is available. A new sanitary connection to the sanitary main will be required, and any latecomer or DWA charges, LAS or DCC fees will be applicable at time of connection.



Jeff Pang, P.Eng.
Development Services Manager

DJS

