

**PROPOSAL:**

- **Temporary Use Permit**

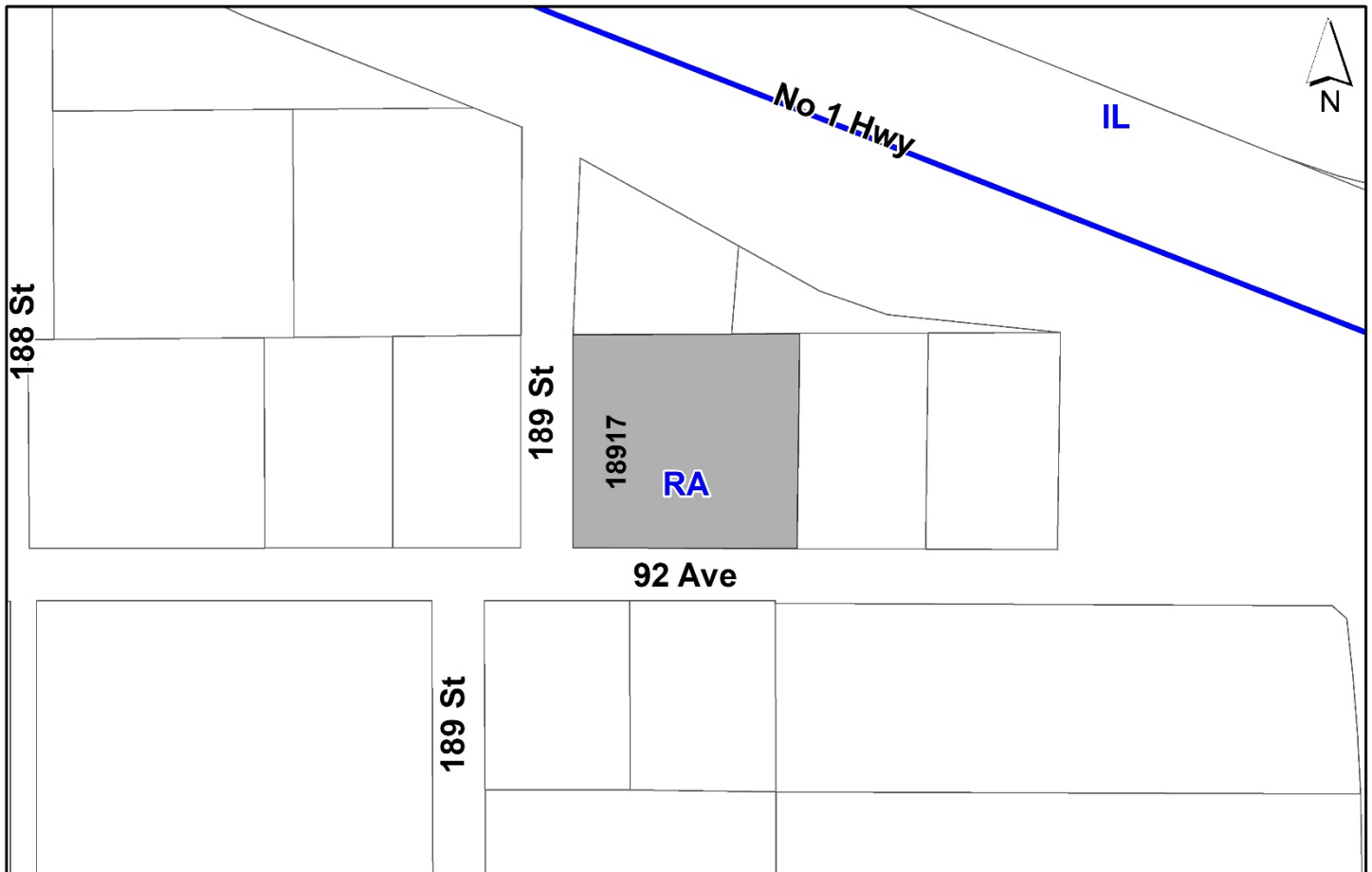
to permit the temporary parking of approximately 31 oversized trucks and trailers for a period not to exceed three years.

**LOCATION:** 18917 - 92 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Industrial Business Park



**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 92 Avenue to 180 Street (approximately 2 km) to provide truck access (7.0 metres pavement) as a condition of TUP issuance.
- The proposal will assist in providing much-needed authorized truck parking spaces in the City.
- The applicant is proposing a landscape buffer fronting 92 Avenue to screen the proposed truck parking use from the street.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7922-0280-00 (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 92 Avenue, from the subject site to 180 Street to provide truck access (7.0 metres pavement);
  - (c) registration of a Section 219 Restrictive Covenant to restrict access from 92 Avenue to left-in and right-out;
  - (d) 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;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) 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;
  - (g) 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;
  - (h) Input from the Ministry of Transportation & Infrastructure;
  - (i) 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
  - (j) a fire safety plan will need to address access, storage, any buildings on site (with fire protection details) and any hazards and ensure that site meets the BC Building Code for access and signage.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling.	Industrial Business Park	RA
North:	Treed lots on Provincially owned land.	Industrial Business Park	RA
East:	Single family dwellings.	Industrial Business Park	RA
South (Across 92 Avenue):	Single family dwellings on acreage parcels.	Industrial Business Park and Landscape Buffer	RA
West (Across unopened 189 Street):	Single family dwelling.	Industrial Business Park.	RA

### Context & Background

- The 0.715-hectare subject site is located at 18917 - 92 Avenue in Anniedale-Tynehead. The property is zoned "One-Acre Residential Zone (RA)" and is designated "Industrial Business Park" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and designated "Mixed Employment" in the Official Community Plan (OCP).
- The property has an existing single family home, is well treed with gardens and sheds on site.
- 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 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 subject proposal includes a commitment and requirement to undertake the necessary road improvements to accommodate truck traffic as a condition of TUP issuance.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant (Canada Road Carrier Ltd.) has applied for a Temporary Use Permit (TUP) to allow the parking of approximately 31 oversized trucks and trailers 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.
- The applicant has provided a site plan and landscape plan for the truck parking that includes the following:

- parking spaces for approximately 31 oversized trucks and trailers;
  - an 11-metre wide driveway located at the center of property along 92 Avenue;
  - the retention of the existing home in the western portion of the site as an office space and washroom facilities for the proposed temporary use; and
  - landscape buffer and fencing to complement existing trees along the southern property line.
- Proposed hours of operation will be Monday to Friday between 8:00 AM and 5:00 PM.
- Truck access will be from 92 Avenue near the centre of the property along the south lot line. The applicant is required to complete road pavement widening and upgrades along 92 Avenue from 180 Street to provide truck access (7.0 metres pavement), totaling approximately 2 kilometres of road works.
- The applicant proposes to retain all 25 off-site trees along the north, east and west property lines.
- The applicant is proposing to erect an 8 ft. tall black chain link fence with privacy slats around the perimeter of the site to screen the use from 92 Avenue and the neighbouring residential properties. A proposed landscape buffer along 92 Avenue is 7.5 metres wide and includes 23 red maple trees and approximately 345 shrubs.
- The applicant has committed to continue to work with staff on the proposed landscaping buffer 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 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.
Fire:	A fire safety plan will need to address access, storage, any buildings on site (with fire protection details) and any hazards and ensure that site meets the BC Building Code for access and signage.
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.

## Transportation Considerations

- As a condition of the TUP and Servicing Agreement, the road network must be upgraded to acceptable standards to access 180 Street from 92 Avenue (approximately 2 kilometres). The work is expected to be carried out by the subject application.
- The 92 Avenue entrance will be designed so trucks will not be able to turn left (to prevent driving east towards Harvie Road) out of the site. A left-in and right-out restrictive covenant will be registered on title.

## Natural Area Considerations

- A Class C ditch is located along the 92 Avenue frontage of the subject site.
- A Qualified Environmental Professional (QEP) has assessed the ditch and confirmed that the water feature is not natural and was constructed as part of 92 Avenue. The applicant proposes to keep the ditch open.

## 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 “Industrial Business Park” in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Industrial Business Park designation is intended for manufacturing, processing, warehousing, and distribution of goods in conjunction with low-rise office and professional office 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 in accordance with the Anniedale-Tynehead NCP.
- In addition, the temporary use will assist in providing much-needed authorized truck parking spaces in the City.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 31, 2022, and the Development Proposal Signs were installed on November 10, 2022. Staff received 14 responses from neighbours opposed (*staff comments in italics*) as well as one phone call in support:
  - The subject site is far away from existing truck routes. The area is rural/suburban and not suitable for trucks to wind through the neighbourhood. The portion of 92 Avenue fronting the site and to the east is too narrow for trucks to operate safely.  
*(The applicant is proposing to upgrade roads to a minimum of 7 metres of pavement from the subject site to the intersection of 92 Avenue and 180 Street to support truck access and turning movements.)*
  - Concerns with compliance to the Anniedale-Tynehead NCP which designates the subject site as Industrial Business Park.  
*(The Industrial Business Park designation in the Anniedale-Tynehead NCP will allow for uses that require large trucks to access the site.)*
  - The subject site has had a few broken trucks parked on it for the past few months and previously had a resident living in a RV on it. Will this be allowed under the TUP?  
*(The City’s By-law department was alerted to the broken truck parked on site. The applicant does not propose to have a resident living on site.)*
  - The subject site is located at the crest of the hill which could lead to an increase in accidents.  
*(As part of the proposal, the applicant’s civil engineer is required to ensure that road conditions can adequately accommodate truck traffic and to construct any required improvements.)*
  - Lack of fire hydrants in the area makes the site unsafe due to fire hazards.  
*(The applicant will be required to install an address sign and the site access will need to meet the BC Building Code for access. A fire safety plan is required to address access, storage, any buildings on site (with fire protection details) and any hazards.)*
  - Net increase in drainage will be forced to use ditches and other forms of drainage.  
*(The applicant will be required to ensure that no net increase in drainage will occur from the site.)*

- Increase air, ground water and noise pollution.

*(Truck repairs and oil changes will not be allowed on the subject site as a condition of the TUP. Staff acknowledge that there will be an increase in noise and air pollution from truck traffic.)*

- Concerns with truck accessing Harvie Road/192 Street to east of the site.

*(The entrance will be designed so trucks will not be able to turn left (to prevent driving east) out of the site. A left-in and right-out restrictive covenant will be registered on title.)*

- Proposed truck park is incompatible with the existing single family dwellings along 92 Avenue.

*(The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment in accordance with the Industrial Business Park designation in the Anniedale-Tynehead NCP.)*

## TREES

- Jason Emery, ISA Certified Arborist of Central Valley Tree and Arborist Services 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>Alder and Cottonwood Trees</b>			
Alder	5	5	0
Cottonwood	5	2	3
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	2	2	0
Horse chestnut	1	0	1
Apple	1	1	0
Aspen	1	1	0
Bigleaf maple	8	7	1
Dogwood	1	0	1
Oak	2	1	1
Holly	1	0	1
Norway maple	1	1	0
<b>Coniferous Trees</b>			
Western redcedar	8	8	0
Spruce	5	1	4
Monkey puzzle	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>32</b>	<b>22</b>	<b>10</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>28</b>	



Tree Species	Existing	Remove	Retain
<b>Total Retained and Replacement Trees</b>	<b>41</b>		
<b>Contribution to the Green City Program</b>	<b>\$12,650</b>		

- The Arborist Assessment states that there are a total of 32 mature trees on the site, excluding Alder and Cottonwood trees. Ten existing trees, approximately 24% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 13 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration drive aisles and parking areas 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 51 replacement trees on the site. Since only 28 replacement trees can be accommodated on the site, the deficit of 23 replacement trees will require a cash-in-lieu payment of \$12,650, 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.
- In summary, a total of 41 trees are proposed to be retained or replaced on the site with a contribution of \$12,650 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. NCP Plan
- Appendix V. Temporary Use Permit No. 7922-0280-00

*approved by Ron Gill*

Don Luymes  
 General Manager  
 Planning and Development

JKS/ar

# Appendix I

Suite 212 - 12992 76 Avenue  
 Surrey, British Columbia  
 Canada V3W 2V6  
 Tel: 604-501-1624  
 Fax: 604-501-1625  
 www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

PROJECT:

**18917 92 Avenue, Surrey**

DRAWING TITLE:

**TUP Site Concept**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Canada Road Carrier Ltd.**

SCALE:

**1:500**

DATE:

**April 21, 2023**

PROJECT No:

**22-2523**

DRAWING No:

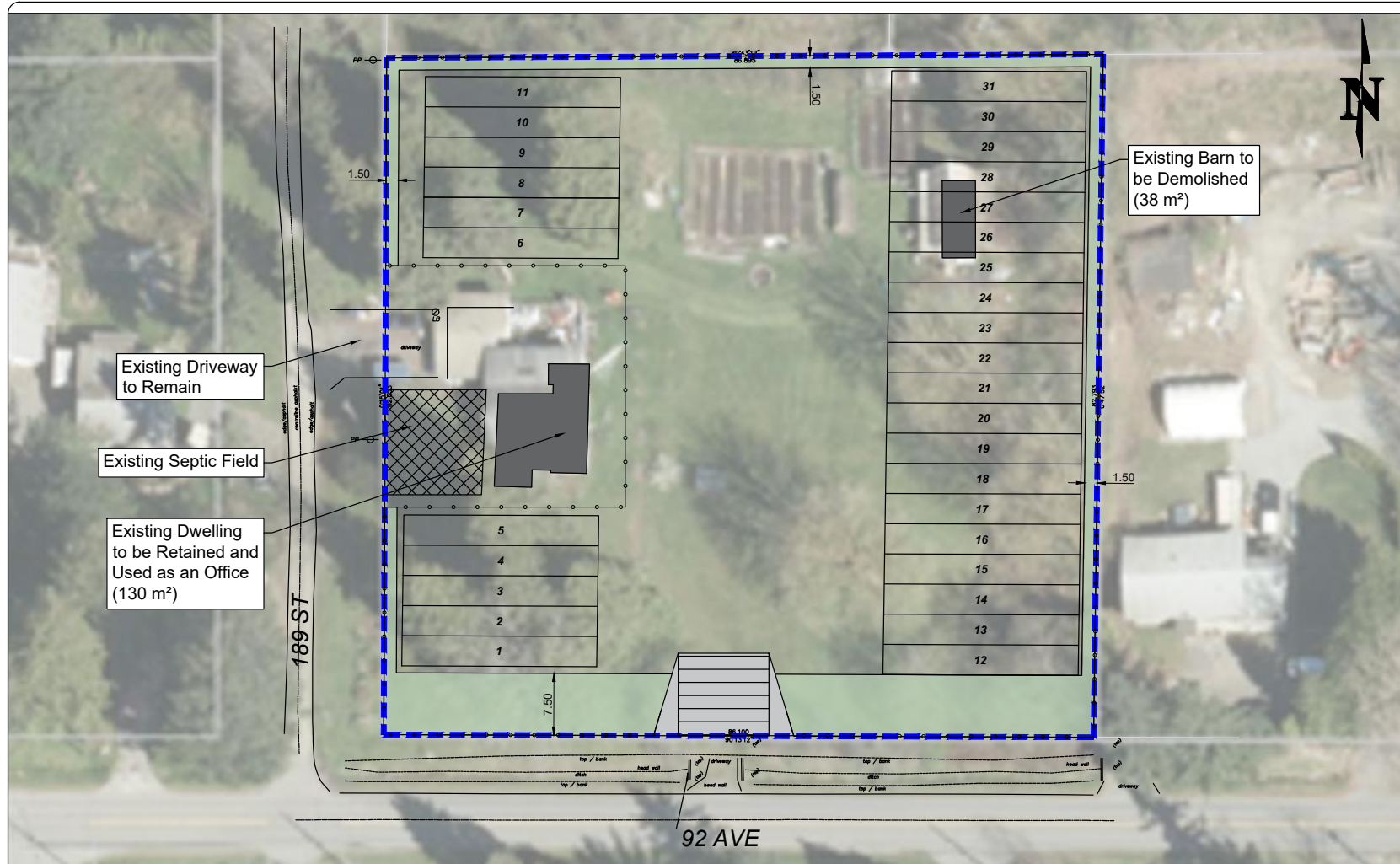
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DESIGNED BY:

**PS/JM**

CHECKED BY:

**LJ**



Existing Driveway to Remain

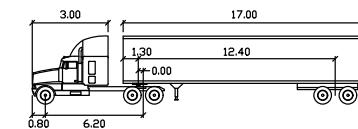
Existing Septic Field

Existing Dwelling to be Retained and Used as an Office (130 m<sup>2</sup>)

Existing Barn to be Demolished (38 m<sup>2</sup>)

- LEGEND**
- Subject Property
  - Landscape Buffer
  - Proposed Stainless Steel Privacy Fence

**STATISTICS**  
 Subject Property: 1.76 ac / 0.71 ha  
 Current Zoning: RA  
 Current OCP Designation: Mixed Employment  
 Proposed Truck Parking Stalls: 31



WB-20

meters	
Tractor Width	: 2.60
Trailer Width	: 2.60
Tractor Track	: 2.60
Trailer Track	: 2.60
Lock to Lock Time	: 6.0
Steering Angle	: 28.2
Articulating Angle	: 70.0

PROJECT:

**18917 92 Avenue, Surrey**

DRAWING TITLE:

**Landscape Plan**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Canada Road Carrier Ltd.**

SCALE:

**1:500**

DATE:

**April 21, 2023**

PROJECT No:

**22-2523**

DRAWING No:

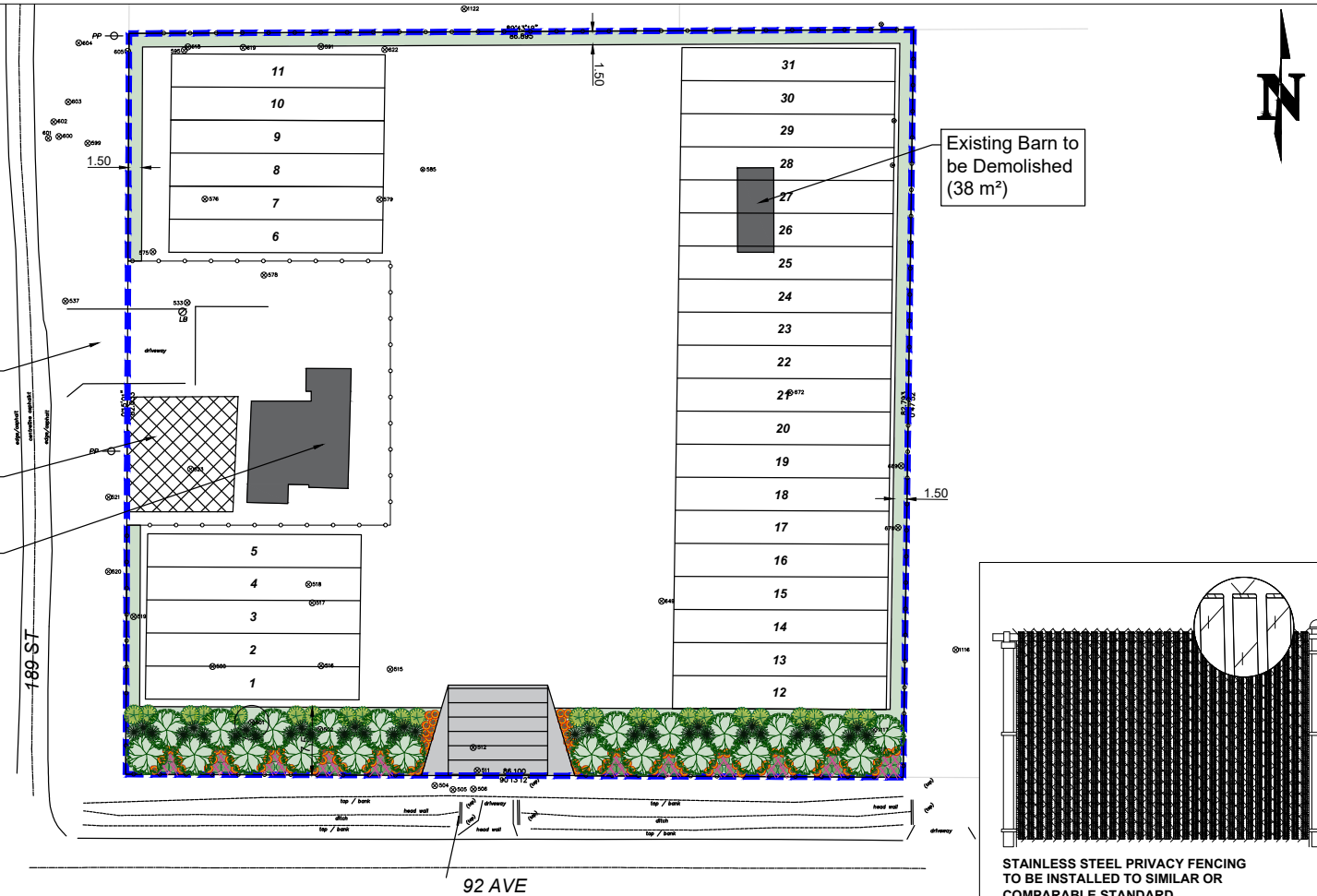
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**PS/JM**

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**LJ**

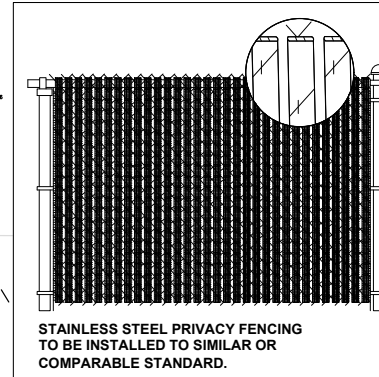


Existing Driveway to Remain

Existing Septic Field

Existing Dwelling to be Retained and Used as an Office (130 m²)

Existing Barn to be Demolished (38 m²)



STAINLESS STEEL PRIVACY FENCING TO BE INSTALLED TO SIMILAR OR COMPARABLE STANDARD.

**LEGEND**

- Subject Property (1.76 ac / 0.71 ha)
- Landscape Buffer
- Proposed Stainless Steel Privacy Fencing

**PLANT SPECIES LIST AND SPECIFICATIONS**

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
<b>TREES</b>				
	October glory red maple	<i>Acer rubrum</i> 'October Glory'	23	6 cm cal.
<b>SHRUBS</b>				
	Skyrocket juniper	<i>Juniperus scopulorum</i> 'Skyrocket'	115	1.2 m ht., no. 5 pot
	Inkberry	<i>Ilex glabra</i>	115	50 cm ht., no. 2 pot
	Mugo pine	<i>Pinus mugo</i>	115	75 cm ht., no. 3 pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>				
	Kinnikinnik	<i>Arctostaphylos uva-ursi</i>	178	Potted

**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.

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

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

**DATE: April 11, 2023** PROJECT FILE: **7822-0280-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 18917 92 Ave**

### TEMPORARY USE PERMIT

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

- Confirm road width and integrity from the site to the intersection of 96 Avenue and 180 Street to support truck turning movements, and provide improvements as required.
- Restrict access to 96 Avenue for all truck access/egress.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Construct a new metered water service connection, if required.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event; appropriate geotechnical infiltration testing is required to verify infiltration capacity to support mitigation features.
- Construct on-site water quality treatment features.
- Confirm adequacy of existing on-site sanitary infrastructure and obtain requirement(s) from Fraser Health and Ministry of Environment, as required.
- Register restrictive covenant(s) for the on-site stormwater mitigation and water quality.
- Register restrictive covenant for access restriction above.

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



Jeff Pang, P.Eng.  
Development Services Manager



### Tree Preservation Summary

<b>Project Location:</b>	18917 - 92 Avenue, Surrey, BC
<b>Applicant/Developer:</b>	Pacific Land Group
<b>Consultant:</b>	Jason Emery PN-8228A/TRAQ

#### Summary Of Proposed Trees Retained, Removed and Replaced

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)		<b>42</b>
<b>Protected Trees to be Removed</b>		29
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)		13
<b>Total Replacement Trees Required:</b>	<i>Alder &amp; Cottonwood Trees at 1:1 Replacement Ratio</i>	7
	<i>All other Trees Requiring 2:1 Replacement Ratio</i>	44
<b>Replacement Trees Proposed</b>		<b>28</b>
<b>Replacement Trees in Deficit</b>		<b>23</b>
<b>Protected Trees to be Retained in Proposed [Open Space/Riparian Areas]</b>		0

Off-Site Trees		Number of Trees
<b>Protected Off-Site Trees to be Removed</b>		<b>0</b>
<b>Total Replacement Trees Required:</b>	<i>Alder &amp; Cottonwood Trees Requiring 1:1 Replacement Ratio</i>	0
	<i>All other Trees Requiring 2:1 Replacement Ratio</i>	0
<b>Replacement Trees Proposed</b>		*
<b>Replacement Trees in Deficit</b>		*

\* Unknown at this Time to be Advised by The City of Surrey

Summary Proposed and Submitted by:

Jason Emery  
 Certified Arborist PN-8228A  
 Qualified Tree Risk Assessor

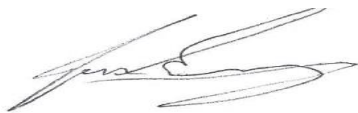
Date: April 24, 2023

## CENTRAL VALLEY TREE AND ARBORIST SERVICES LTD

**Table 2: Summary of Tree Preservation by Tree Species**

Tree Species	Existing	Remove	Retain
<b>Alder &amp; Cottonwood Trees</b>			
Alder	5	5	0
Cottonwood	5	2	3
<b>Deciduous Trees (Excluding Alder &amp; Cottonwood)</b>			
Cherry	2	2	0
Horse chesnut	1	0	1
Apple	1	1	0
Aspen	1	1	0
Bigleaf maple	8	7	1
Dogwood	1	0	1
Oak	2	1	1
Holly	1	0	1
Norway maple	1	1	0
<b>Total Deciduous Trees</b>	<b>18</b>	<b>13</b>	<b>5</b>
<b>Coniferous Trees</b>			
Western redcedar	8	8	0
Spruce	5	1	4
Monkey puzzle	1	0	1
<b>Total Coniferous Trees</b>	<b>14</b>	<b>9</b>	<b>5</b>
<b>Total (Excluding Alder &amp; Cottonwood Trees)</b>	<b>32</b>	<b>22</b>	<b>10</b>
<b>Additional Trees in the proposed Open Space/Riparian Area</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Replacement Trees Proposed (Excluding Boulevard Trees)</b>			<b>28</b>
<b>Total Retained and Replacement Trees</b>			<b>41</b>

Summary Proposed and Submitted by:



Jason Emery  
 Certified Arborist PN-8228A  
 Qualified Tree Risk Assessor

**Date:** April 24, 2023

PROJECT:

**18917 92 Avenue, Surrey**

DRAWING TITLE:

**Tree Management Plan**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Canada Road Carrier Ltd.**

SCALE:

**1:500**

DATE:

**April 24, 2023**

PROJECT No:

**22-2523**

DRAWING No:

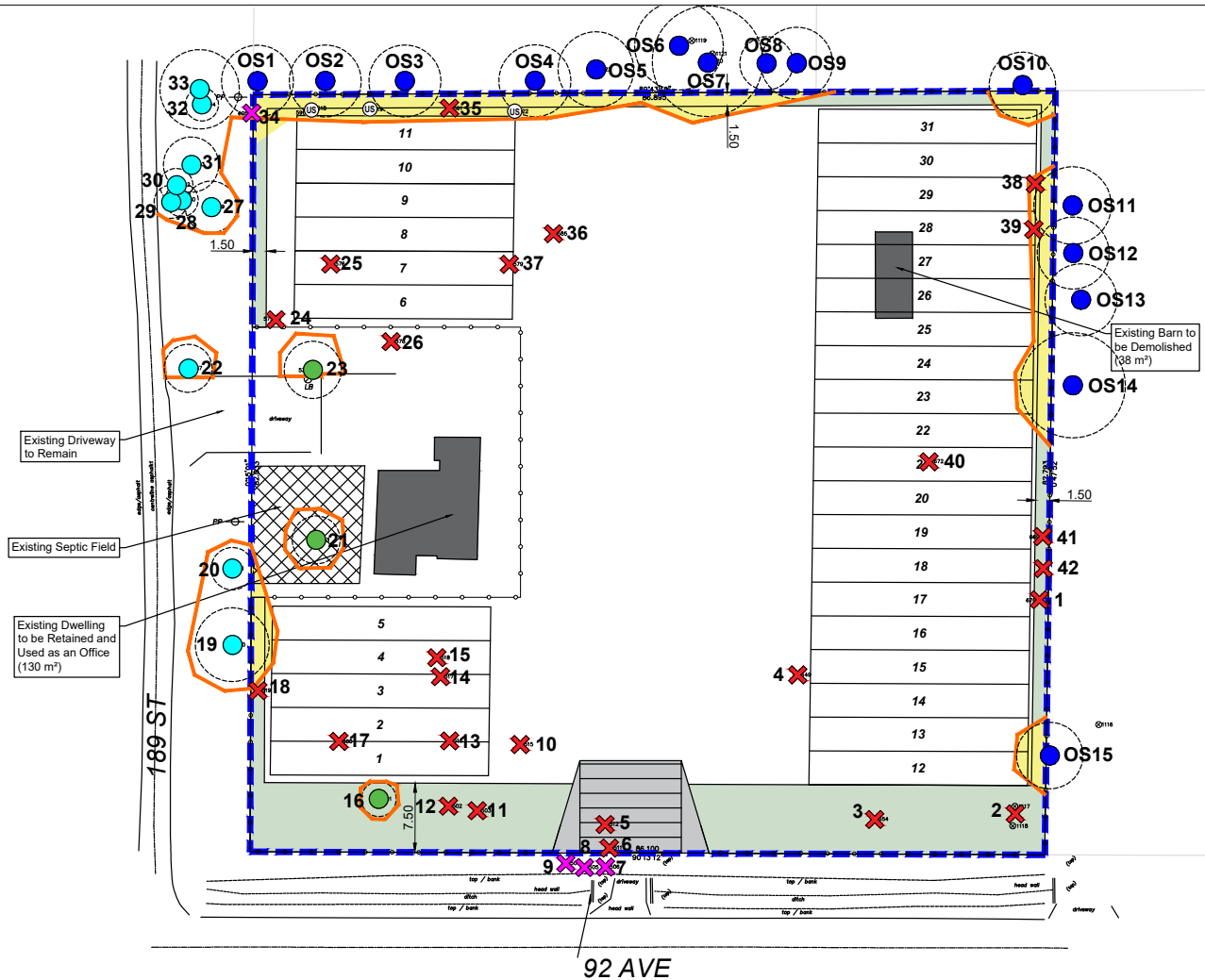
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**PS/JM**

CHECKED BY:

**LJ**



- LEGEND**
- Subject Property
  - Landscape Buffer
  - Proposed Stainless Steel Privacy Fence
  - On site trees RETAINED
  - On site trees REMOVED
  - City trees RETAINED

- City trees REMOVED
- Off site trees RETAINED
- Trees surveyed less than bylaw requirement
- Arborist supervision required while working in these areas
- Tree Protection Fence

Total trees identified: 54

NOTE: Trees #42, OS1, OS2, OS3, OS4, OS8, OS9, OS11, OS12, OS13, OS14, & OS15 have not been surveyed. Locations on this plan are approximate.

**Pacific Land Resource Group Inc.**

Suite 212 - 12992 76 Avenue  
Surrey, British Columbia  
Canada V3W 2V6  
Tel: 604-501-1624  
Fax: 604-501-1625  
www.pacificlandgroup.ca  
info@pacificlandgroup.ca

PROJECT:

**18917 92 Avenue, Surrey**

DRAWING TITLE:

**Tree Management Plan  
(with Aerial Base)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Canada Road Carrier Ltd.**

SCALE:

**1:500**

DATE:

**April 24, 2023**

PROJECT No:

**22-2523**

DRAWING No:

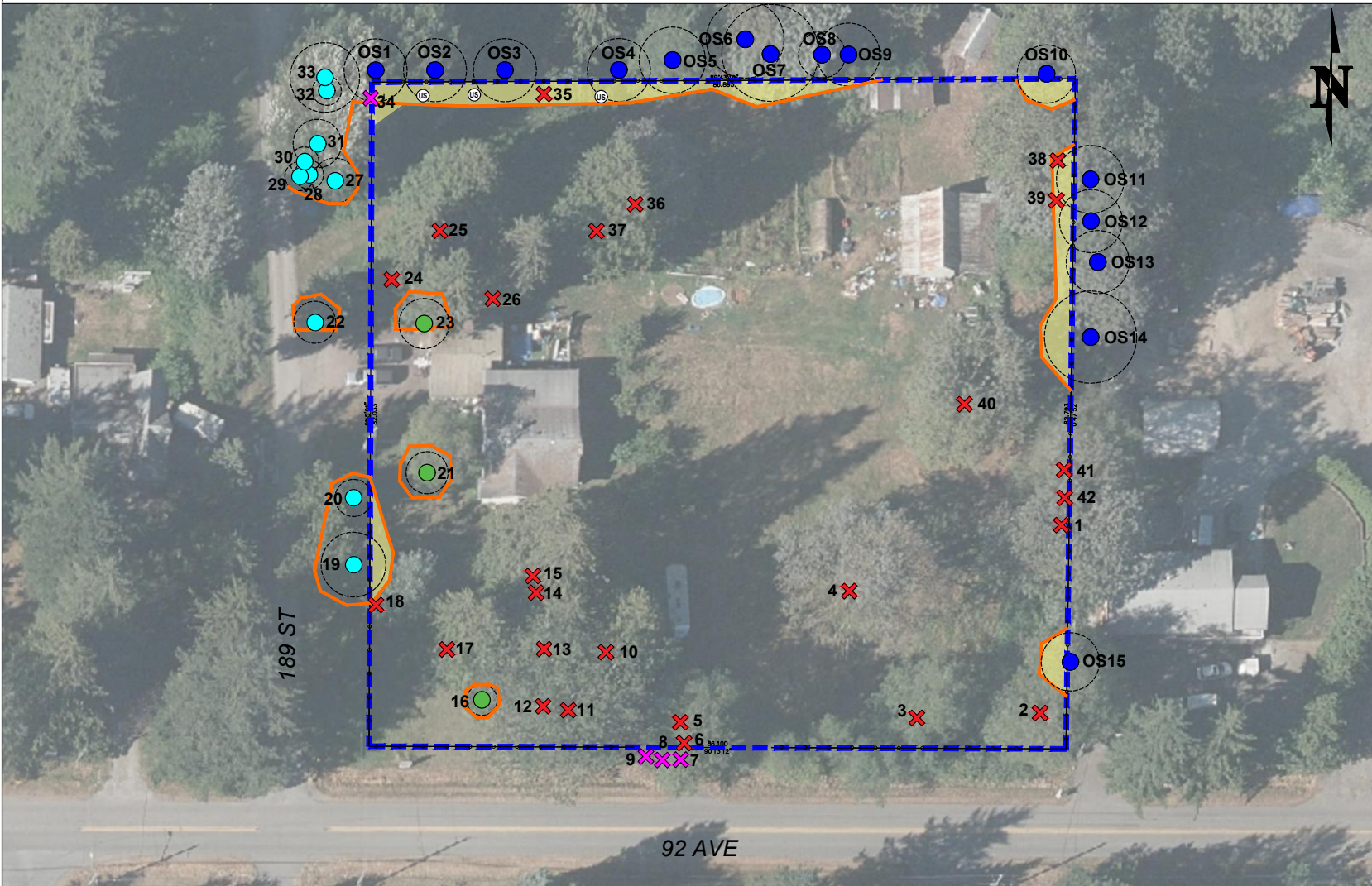
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DESIGNED BY:

**PS/JM**

CHECKED BY:

**LJ**



**LEGEND**

- Subject Property
- Landscape Buffer
- Proposed Stainless Steel Privacy Fence
- On site trees RETAINED
- On site trees REMOVED
- City trees RETAINED
- City trees REMOVED
- Off site trees RETAINED
- Trees surveyed less than bylaw requirement
- Arborist supervision required while working in these areas
- Tree Protection Fence

Total trees identified: 54

NOTE: Trees #42, OS1, OS2, OS3, OS4, OS8, OS9, OS11, OS12, OS13, OS14, & OS15 have not been surveyed. Locations on this plan are approximate.



PROJECT:

**18917 92 Avenue, Surrey**

DRAWING TITLE:

**Tree Management Plan  
(Replacement Trees)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Canada Road Carrier Ltd.**

SCALE:

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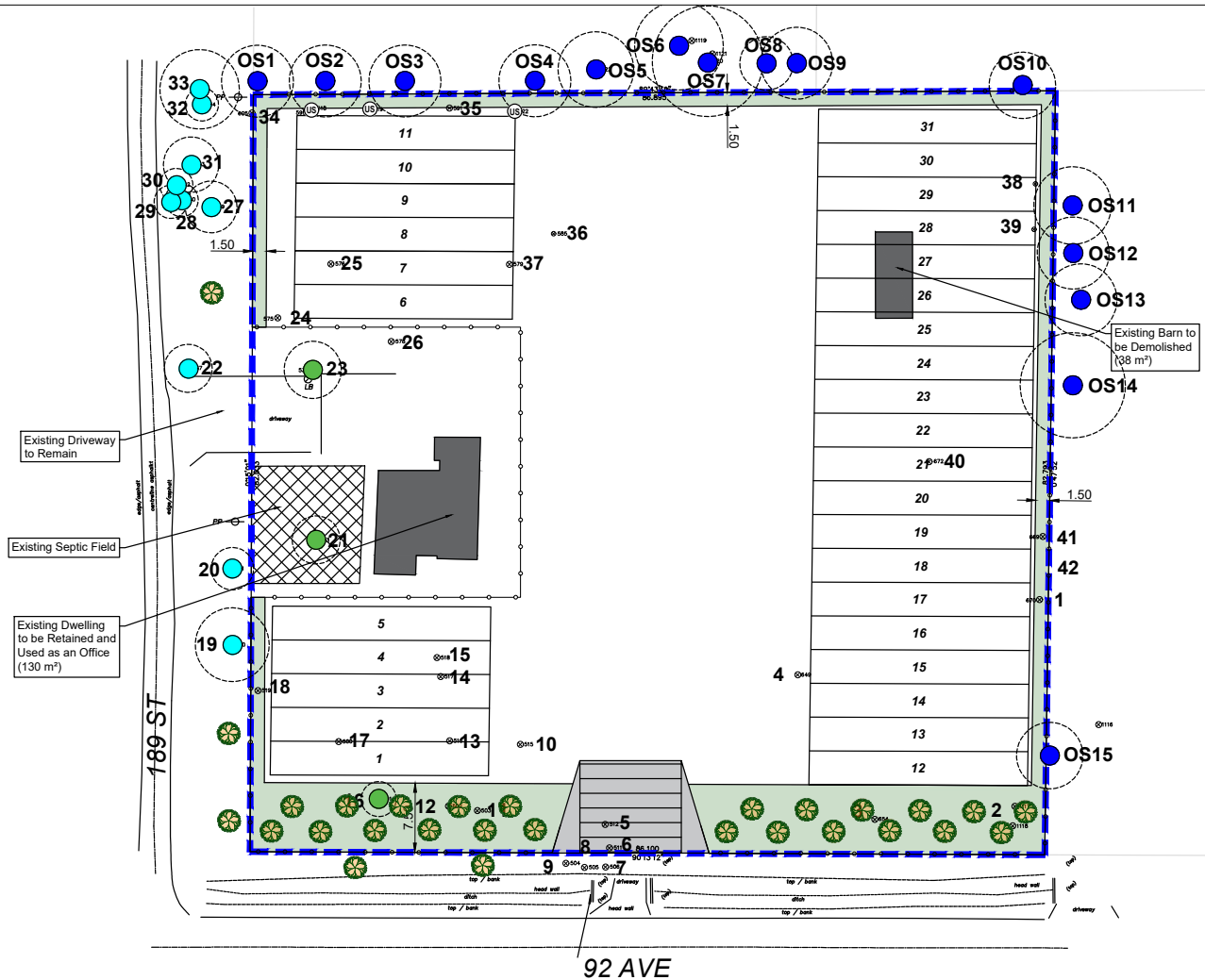
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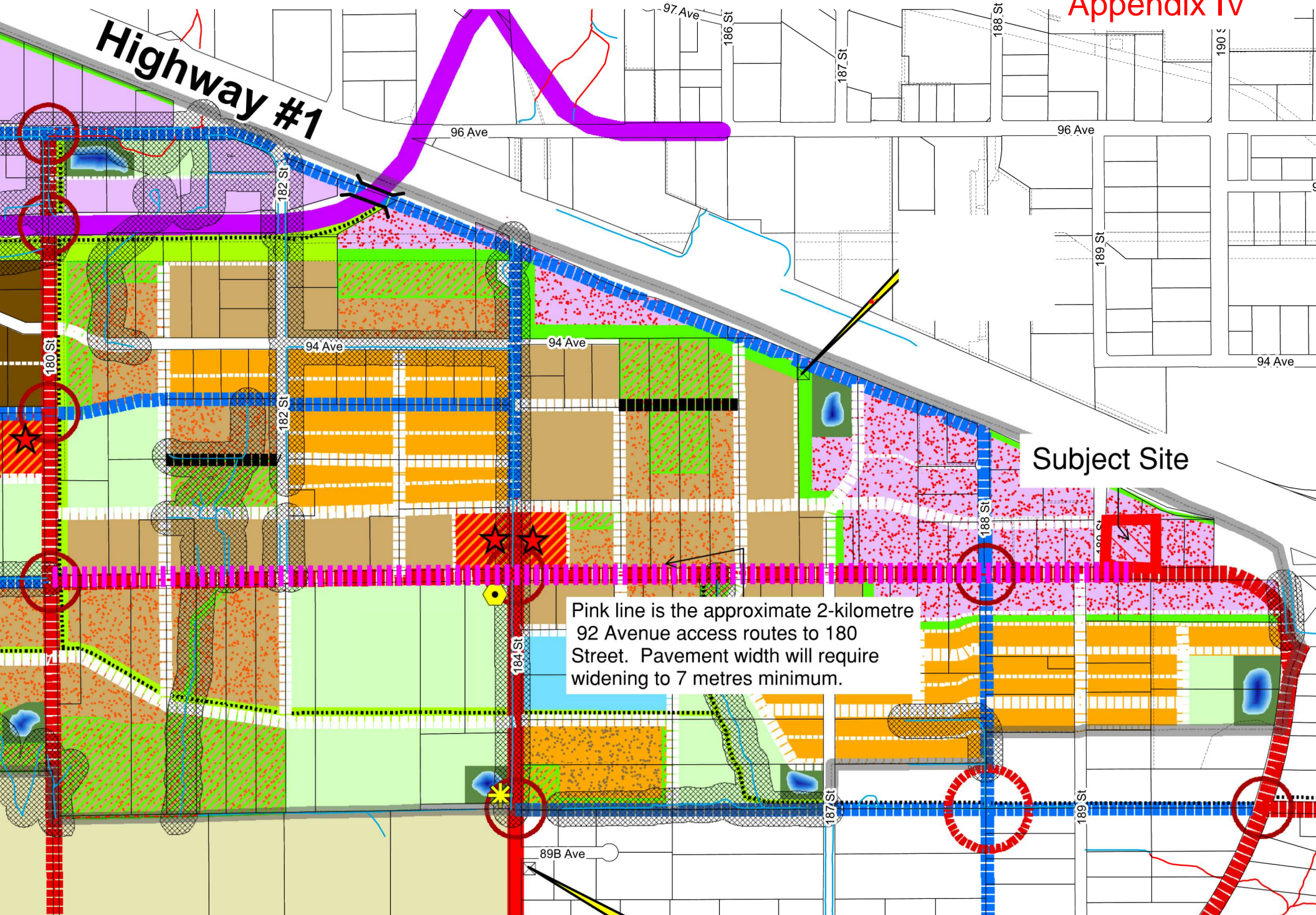
CHECKED BY:

**LJ**



- LEGEND**
- Subject Property
  - Landscape Buffer
  - Proposed Stainless Steel Privacy Fence
  - On site trees RETAINED
  - City trees RETAINED
  - Off site trees RETAINED
  - ⊗ Trees surveyed less than bylaw requirement
  - ⊗ Proposed replacement tree locations

**Total trees identified: 54**  
**NOTE:** Trees #42, OS1, OS2, OS3, OS4, OS8, OS9, OS11, OS12, OS13, OS14, & OS15 have not been surveyed. Locations on this plan are approximate.



Highway #1

Subject Site

Pink line is the approximate 2-kilometre 92 Avenue access routes to 180 Street. Pavement width will require widening to 7 metres minimum.

Sanitary Pump Station

CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7922-0280-00

Issued To:

{the Owner}

Address of 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: 012-203-157

Lot 19 Except: Firstly; East 328.76 Feet, Secondly: Part On SRW Plan 27770 Section 33 Township 8  
New Westminster District Plan 1460

18917 92 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 31 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 landscaping shall conform to drawings shown on Schedule A and numbered 7922-0280-00(2) (the "Landscaping") which is attached hereto and forms part of this permit.
7. 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.
8. The Landscaping shall be installed prior to the issuance of the temporary use permit and maintained for the duration of the temporary use permit.
9. 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.
10. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
11. This temporary use permit is not transferable.

12. 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 – Brenda Locke

\_\_\_\_\_  
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)

# Schedule A

## 7922-0280-00(1)

Canada V3V 2V6  
 Tel: 604-501-1624  
 Fax: 604-501-1625  
 www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

PROJECT:

**18917 92 Avenue, Surrey**

DRAWING TITLE:

**TUP Site Concept**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Canada Road Carrier Ltd.**

SCALE:

**1:500**

DATE:

**April 21, 2023**

PROJECT No:

**22-2523**

DRAWING No:

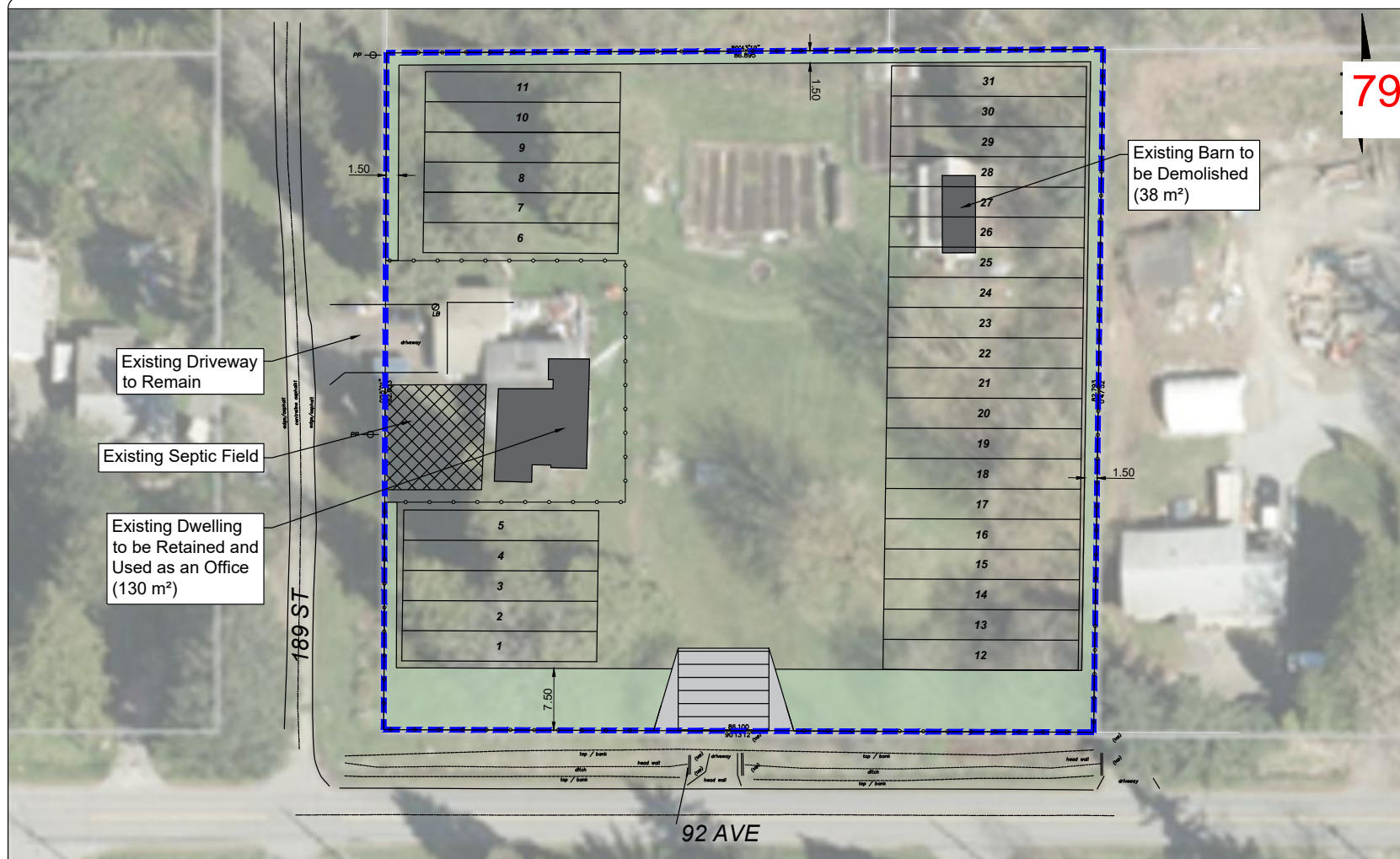
**01**

DESIGNED BY:

**PS/JM**

CHECKED BY:

**LJ**

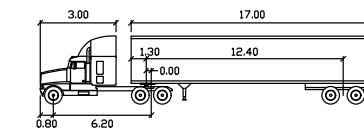


**LEGEND**

- Subject Property
- Landscape Buffer
- Proposed Stainless Steel Privacy Fence

**STATISTICS**

Subject Property: 1.76 ac / 0.71 ha  
 Current Zoning: RA  
 Current OCP Designation: Mixed Employment  
 Proposed Truck Parking Stalls: 31



WB-20

meters  
 Tractor Width : 2.60  
 Trailer Width : 2.60  
 Tractor Track : 2.60  
 Trailer Track : 2.60  
 Lock to Lock Time : 6.0  
 Steering Angle : 28.2  
 Articulating Angle : 70.0

PROJECT:

**18917 92 Avenue, Surrey**

DRAWING TITLE:

**Landscape Plan**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Canada Road Carrier Ltd.**

SCALE:

**1:500**

DATE:

**April 21, 2023**

PROJECT No:

**22-2523**

DRAWING No:

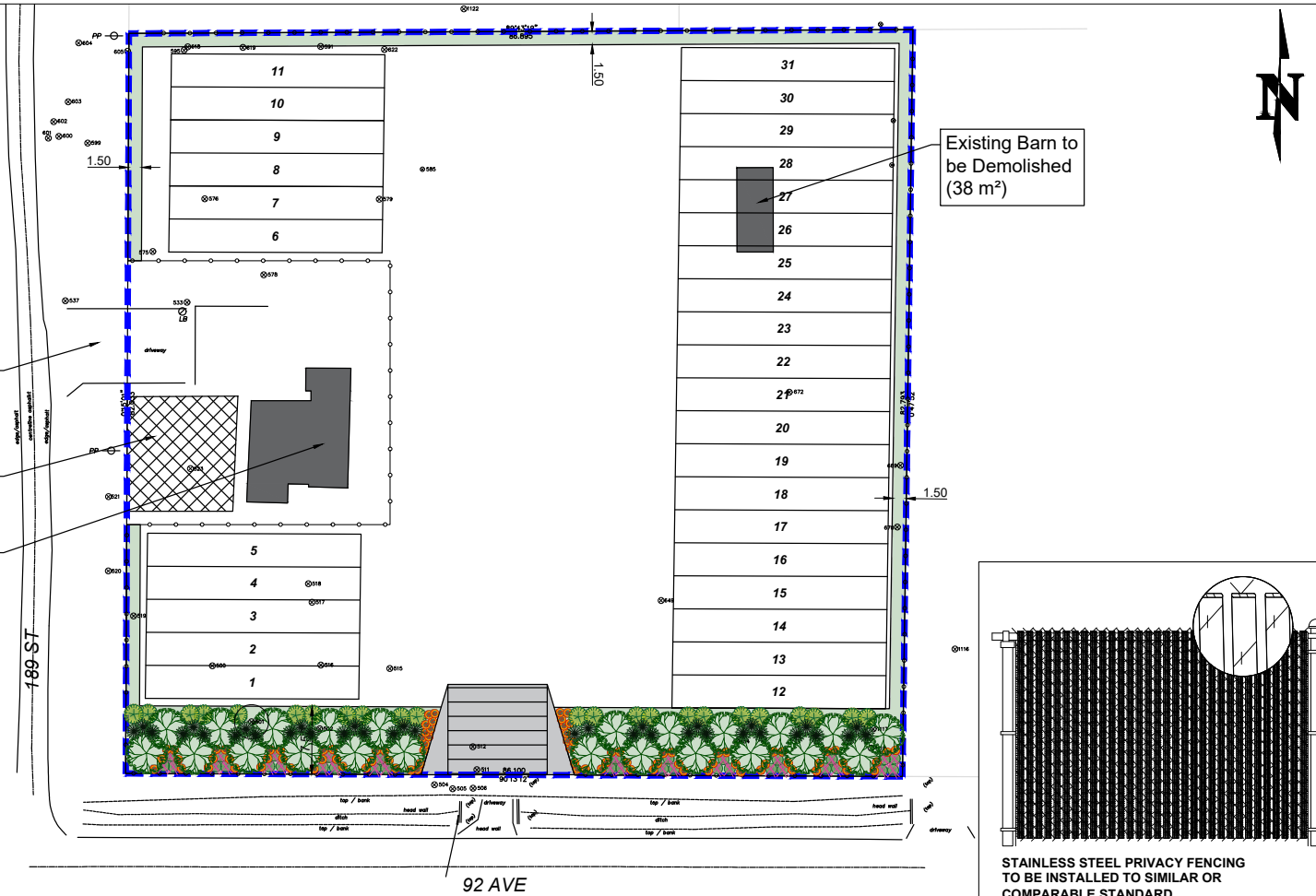
**01**

DESIGNED BY:

**PS/JM**

CHECKED BY:

**LJ**



**LEGEND**

- Subject Property (1.76 ac / 0.71 ha)
- Landscape Buffer
- Proposed Stainless Steel Privacy Fencing

**PLANT SPECIES LIST AND SPECIFICATIONS**

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
<b>TREES</b>				
	October glory red maple	<i>Acer rubrum</i> 'October Glory'	23	6 cm cal.
<b>SHRUBS</b>				
	Skyrocket juniper	<i>Juniperus scopulorum</i> 'Skyrocket'	115	1.2 m ht., no. 5 pot
	Inkberry	<i>Ilex glabra</i>	115	50 cm ht., no. 2 pot
	Mugo pine	<i>Pinus mugo</i>	115	75 cm ht., no. 3 pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>				
	Kinnikinnik	<i>Arctostaphylos uva-ursi</i>	178	Potted

**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.



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

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

**DATE: April 11, 2023** PROJECT FILE: **7822-0280-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 18917 92 Ave**

### TEMPORARY USE PERMIT

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

- Confirm road width and integrity from the site to the intersection of 96 Avenue and 180 Street to support truck turning movements, and provide improvements as required.
- Restrict access to 96 Avenue for all truck access/egress.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Construct a new metered water service connection, if required.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event; appropriate geotechnical infiltration testing is required to verify infiltration capacity to support mitigation features.
- Construct on-site water quality treatment features.
- Confirm adequacy of existing on-site sanitary infrastructure and obtain requirement(s) from Fraser Health and Ministry of Environment, as required.
- Register restrictive covenant(s) for the on-site stormwater mitigation and water quality.
- Register restrictive covenant for access restriction above.

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



Jeff Pang, P.Eng.  
Development Services Manager



Enter Map Description

Scale: 1:12,676

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

