



Corporate Report

2005

NO: R228

COUNCIL DATE: October 3,

REGULAR COUNCIL

TO: Mayor & Council DATE: September 28,
2005

FROM: General Manager,
Planning and Development FILE: 4520-50

SUBJECT: Status of Temporary Use Permits Related to Truck
Parking Lots

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

INTENT

The purpose of this report is to provide information to Council, regarding the status of temporary truck parking lots that have been approved by Council under a Temporary Use Permit ("TUP").

BACKGROUND

Council has adopted a policy that allows for the establishment of temporary truck parking lots using the TUP provisions of legislation, which, among other things, allow for variances to some of the standard Zoning By-law requirements for truck parking lots.

At the May 18, 2005 Regular Council – Land Use meeting, Council requested that staff advise Council on the total number of temporary truck parking lots in the City and provide an update on the status of each temporary truck parking lot that has been approved under a TUP.

DISCUSSION

Staff has undertaken a review of all approved TUPs related to temporary truck parking lots as well as in-stream TUP applications, related to temporary truck parking lots. Approval of a TUP for a temporary truck parking lot is typically subject to the following conditions:

- Registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refilling, storage of waste petroleum fluids, vehicle maintenance, and parking and storage of vehicles containing dangerous goods;
- Submission of security to ensure that the site is returned to its original vacant state, upon expiration of the TUP; and
- Submission of a landscaping plan and related cost estimate to the satisfaction of the City and submission of appropriate securities to ensure that the landscaping is installed.

In most circumstances, temporary truck parking lots do not provide for hard surfacing of the parking lot area and do not provide for an on-site building, as would be required by the Zoning By-law for a permanent truck parking

facility.

Approved TUPs for Truck Parking

Since 2001, temporary truck parking lots have been approved under the TUP provisions at the following locations (see map attached as Appendix I):

10766 Scott Road

This property is zoned "General Agricultural Zone (A-1)" which does not permit truck parking. The TUP to allow temporary truck parking on this site was approved by Council on September 4, 2001 (File No. 7900-0006-00). A two-year extension to the TUP was approved on December 9, 2002 (File No. 7900-0006-01) and expired on December 9, 2004. The site was inspected on June 16, 2005 and has been returned to a vacant state.

13376 Comber Way

This property is zoned "Comprehensive Development Zone (CD)" which does not permit truck parking. A TUP to allow temporary truck parking on this site was approved on September 18, 2000 (File 7900-0178-00). A two-year extension to the TUP was approved on July 21, 2003 (File No. 7903-0165-00) and expired on July 21, 2005. An application was made for a new TUP (File No. 7904-0299-00) on August 5, 2004. The applicant contacted the Planning and Development Department on July 7, 2005 and stated that he was no longer interested in pursuing the TUP and would be removing the truck parking from the site by August 31, 2005. An inspection of the property was undertaken on September 26, 2005, and it was observed that the trucks have been removed from the site and the land is vacant.

12403 Old Yale Road and 12486 - 108 Avenue

A TUP for truck parking on this site was approved by Council on April 19, 2004 (File No. 7902-0379-00) and will expire on April 19, 2006. The site has been landscaped in accordance with the landscaping plan presented to Council as part of the application and is currently operating as a truck parking facility.

In stream TUPs for Truck Parking

There are currently seven in-stream TUP applications related to temporary truck parking facilities. The majority of these sites are currently being used for truck parking. These in-stream applications are described below and are shown in the map attached as Appendix I.

7767 – 128 Street

This application was made on October 17, 2003 (File No. 7903-0379-00) and was presented to Council on May 18, 2005. The TUP cannot be considered for final approval until several outstanding issues are addressed, including engineering requirements, restrictive covenants, completion of a landscaping plan and related cost estimate, and the submission to the City of appropriate securities.

10198 – Grace Road

This application (File No. 7904-0135-00) was made on April 8, 2004 and will be submitted to Council for consideration in the next month. Processing of this application was delayed due to a legal dispute involving the owner of the property.

10860 – 125 Street

This application (File No. 7904-0229-00) was made on June 11, 2004 and was presented to Council on February 7, 2005. The TUP cannot be considered for final approval until several outstanding matters are addressed, including engineering requirements, restrictive covenants, completion of a landscaping plan and related cost estimate, and the submission to the City of appropriate securities.

10128 – Grace Road

This application (File No. 7904-0342-00) was made on September 10, 2004, and will be submitted to Council for consideration in the next month. Processing of this application was delayed because the required information in support of the application was not provided by the applicant in a timely manner.

18386 – 96 Avenue

This application (File No. 7905-0017-00) was submitted to the City on January 25, 2005 and was forwarded to Council for consideration on June 13, 2005. Securities for landscaping have been submitted, however, the TUP cannot be considered for final approval until the applicant addresses all engineering requirements, including the registration of appropriate restrictive covenants.

13155 – 116 Avenue

This application (File No. 7905-0108-00) was made on April 13, 2005 and is currently being reviewed by staff.

12310 – 114 Avenue

This application (File No. 7905-0238-00) was made on July 27, 2005 and is currently being reviewed by staff.

SUMMARY

This report is being forwarded in response to a request from Council for information, regarding the status of truck parking lots in the City of Surrey that have been established under TUPs. The report also provides a summary of in-stream TUP applications that, if approved, will allow for the establishment of temporary truck parking facilities.

Murray Dinwoodie
General Manager
Planning and Development

RG/kms/saw

Attachments

Appendix I Map of Temporary Use Permit Applications for Truck Parking in Surrey (Approved and In Progress)

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Approved



In Progress